

Chichester District Council



Local Plan

**Annual Monitoring
Report**

2010-2011

April 2012

Contents

Executive Summary	Page 3
Introduction	Page 5
Planning Context	Page 8
Local Plan Progress	Page 9
Chichester District Context and Key Issues	Page 13
Monitoring Policy Performance	Page 24
Development Management	Page 42
Abbreviations and Glossary	Page 44
Appendix 1 Schedule of Saved Local Plan Policies	Page 51
Appendix 2 Housing Trajectories	Page 54
Appendix 3 Sussex Biodiversity Records Centre Report	Page 61

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Executive Summary

This is Chichester District Council's seventh Annual Monitoring Report. It contains information about progress on the preparation of the Local Plan and the extent to which planning policies are being implemented. This report covers the period 1 April 2010 to 31 March 2011 and significant events that have occurred since March 2011 are noted. On 1 April 2011 the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park area, which covers most of the north of Chichester District. This report covers the period to 31 March 2011, and therefore considers the progress made across the whole District.

Local Plan Progress

- The Council's Executive Board agreed on 8 February 2011 that work on the Core Strategy should recommence based on a revised timetable. The Core Strategy will now have a revised end date of 2028 and will cover only the parts of the District outside the National Park boundary.
- The South Downs National Park Authority approved its Local Development Scheme in September 2011.
- An Interim Policy Statement on "Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area" was adopted on 21 September 2010.
- An Interim Policy Statement on "Facilitating Appropriate Development" was adopted on 19 July 2011.
- The Sites in Chichester City North Development Brief was adopted on 24 January 2012.
- The Housing Numbers and Locations consultation ran from 26 August to 23 September 2011.

Monitoring Policy Performance

The Economy

- The total business floorspace developed in 2010-2011 was 1,250m² (net). Compared to the year 2009-2010, the levels of additional net employment floorspace provision fell by about two thirds.
- 77% of the total business floorspace completed in 2010-2011 was developed on Previously Developed Land a substantial increase compared to the year 2009-2010 (39% of total business floorspace was developed on PDL)).
- 70,274 sqm (net) of business floorspace was available in 2010-2011, a decrease since 2009-2010. The amount of employment land available was 19.15ha, a slight increase when compared to 2009-2010.
- 4,855 sqm (gross) of retail and offices development (Town Centre Uses) was completed in 2010-2011). About 40% of this development was within town centre areas. Compared to 2009-2010, the amount of gross floorspace completed for 'Town Centre Uses' has more than doubled.

Housing and Neighbourhoods

- 429 net dwellings were built in 2010-2011. Although below our annual average target of 480 dwellings, this was an increase of a third compared with the 320 net dwellings built in 2009-2010.
- There is an identified supply of 2,454 net additional dwellings compared to the District requirement of 3,133 net dwellings for the period 2011-2017, resulting in a five year housing land supply shortfall of 679 net dwellings.
- 74.1% (gross) of dwellings built in 2010-2011 were on previously developed land. This is lower than achieved in 2009-2010, but still compares favourably with the Government's national target of 60%.
- 135 affordable dwellings were built (gross) in 2010-2011, representing 27.8% of total gross housing completions. This is a substantial improvement in performance compared with the previous year when only 75 affordable dwellings were built. However, the level of gross affordable completions in 2010-2011 fell short of the Council's target of 150 new affordable dwellings a year.
- Over the year 2010-2011 the proportion of 1 bedroom dwellings built increased from 15.6% to 20.1% and the proportion of 4 bedroom properties increased from 12.6% to 20.3%. However the proportion of 2 bedroom dwellings built decreased from 44.1% to 31.7%.

The Environment

- No planning applications were granted contrary to the advice of the Environment Agency on flooding or water quality grounds.
- 51% of the 225 designated Sites of Special Scientific Interest (SSSIs) in the District are considered to be in favourable condition, with the remaining 49% considered unfavourable. Of the SSSIs categorised as 'unfavourable', 102 sites are categorised as recovering.
- Developments at Graylingwell and Rousillion Barracks both include on-site renewable energy generation and measures to reduce carbon dioxide emissions that go beyond the requirements of the Council's Interim Statement on Climate Change.
- Around 40% of household waste is currently recycled and composted exceeding the Government's recycling and composting target.
- Chichester District achieved a 12% reduction in CO₂ emissions by 2009 exceeding the target of a 9.5% reduction in CO₂ emissions between 2005 and 2011.
- Work is progressing on the Medmerry Managed Realignment Scheme that was granted planning permission on 24 November 2010.

Development Management

- The number of planning applications determined in the District increased by over 40% from 1,554 in 2009/10 to 2,225 in 2010/2011.
- In 2010-2011, 95 planning appeals were determined of which 64% were dismissed, 24% were allowed, and 3% part allowed/ dismissed. 12% were withdrawn. This is an improvement compared with 2009-2010 when 26% out of a total of 87 appeals were allowed.
- Between 1 April 2010 and 31 March 2011, sixteen new Section 106 agreements were signed securing financial contributions towards infrastructure and community facilities totalling £1,512,624 to Chichester District Council and £1,984,774 for West Sussex County Council.

Introduction

The Annual Monitoring Report

This is Chichester District Council's seventh Annual Monitoring Report and is the main mechanism for assessing the performance, implementation and effects of the Local Plan. This report covers the period 1 April 2010 to 31 March 2011 and significant events that have occurred since March 2011 are noted.

The Planning and Compensation Act 2004 required local authorities to submit a yearly report to the Secretary of State to assess progress on the preparation of planning documents and the implementation of planning policies. This Annual Monitoring Report will be the last to be prepared under this legislation. Revised requirements set out in the Localism Act 2011 retain the overall duty to monitor and publish, but without the requirement to submit a yearly report to government.

In addition, the Parliamentary Under Secretary of State withdrew the detailed government guidance on local plan monitoring in March 2011. Local Councils can therefore decide which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community.

Changes to the format and content of future monitoring reports will be reviewed as the Council progresses work on the new Local Plan together with accompanying indicators and targets. Where possible, this report continues to use the indicators and targets included in earlier monitoring reports to be consistent with information collected already and to provide a comprehensive set of data with which to inform a new monitoring framework for Chichester District (excluding the National Park).

This Annual Monitoring Report includes:

- A description of the current planning context;
- Progress made since April 2010 on the preparation of the Local Plan and changes to the Local Development Scheme;
- An overview of key characteristics of Chichester District using contextual indicators to describe the wider social, environmental and economic background against which planning policies operate; and
- An assessment of policy performance using output indicators.

South Downs National Park

On 1 April 2011 the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park area, which covers most of the north of Chichester District. This report covers the period to 31 March 2011, and therefore considers the progress made across the whole District. However, in future years the SDNPA will be responsible for preparing monitoring reports for the National Park area. SDNPA progress on development plan document preparation is set out in the section on Local Plan progress.



Chichester District Background

Chichester District is primarily rural in character with diverse landscapes and rich cultural and historic assets. A large part of the north of the District forms part of the South Downs National Park. The extensive coastline in the south of the District includes the Chichester Harbour Area of Outstanding Natural Beauty and Pagham Harbour. The District is home to the Chichester Festival Theatre, Chichester Cathedral and the Goodwood Estate and Racecourse.

Chichester District is the largest of seven districts within West Sussex, covering almost 800 square kilometres (309 square miles), stretching from Selsey on the south coast, to the southern edge of Haslemere in the north.

Figure 1: Map of Chichester District



South Downs National Park	
Chichester Harbour AONB	

Chichester City (population 25,707 ONS 2009), the main urban centre, is located within the A27 and rail corridor in the south of the District. Other main settlements include the historic market towns of Midhurst (population 4,839) and Petworth (population 4,637) in the north of the District and the seaside town of Selsey (population 11,000) in the south. The majority of the population live within in the numerous villages and hamlets in the rural areas.

Acknowledgements

We would like to thank West Sussex County Council, the Environment Agency, Sussex Biodiversity Records Centre and Ofwat for their contributions to this Annual Monitoring Report.

Planning Context

Since 1 April 2010, there have been a number of changes affecting the national, regional and local planning context.

Localism Act

The Government has introduced significant changes to the planning system through the Localism Act which received Royal Assent in November 2011. The Localism Act contains provisions to enable the abolition of regional strategies, including the South East Plan. In a letter dated 6 July 2010, the Secretary of State sought to revoke regional strategies. However, the outcome of a legal challenge by Cala Homes on 10 November 2010 quashed the revocation set out in the 6 July letter. Regional strategies were reinstated and the South East Plan remains part of the development plan. It is expected that the regional planning tier will be removed in the near future, subject to the outcome of Strategic Environment Assessments that have been undertaken for each of the regional strategies. This AMR therefore assesses progress against the appropriate South East Plan targets.

National Planning Policy Framework

The government is replacing the existing national planning policy statements and guidance notes with a single National Planning Policy Framework (NPPF). The National Planning Policy Framework was published in March 2012. All future development plan documents prepared for Chichester District will need to be in conformity with the Framework.

Chichester District Local Plan Saved Policies

The Secretary of State granted consent for the Chichester District Local Plan (1999) policies in the schedule at Appendix 1 to be saved from 27 September 2007 as part of the transition to the preparation of development plan documents required by the Planning and Compensation Act 2004 (as amended by the Localism Act). These policies will be saved until such time as they are replaced by new policies in an adopted development plan document.

Chichester District Sustainable Community Strategy

A Sustainable Community Strategy "*Chichester District: A Very Special Place*" was published in April 2009. The Strategy sets out the vision and objectives to plan for the future of the District from 2009-2026. The Sustainable Community Strategy priorities are to improve outcomes for:

- The Economy
- The Environment
- Health and Wellbeing
- Housing and Neighbourhoods
- Transport and Access
- People and Places

This AMR has been set out using the Sustainable Community Strategy themes for priorities, so that they may be cross-referenced.

Local Plan Progress

This section provides a brief summary of work undertaken in Chichester District towards development plan preparation and related planning policy documents.

From April 2011, the South Downs National Park Authority (SDNPA) has become the local planning authority for the National Park area, which covers most of the north of the District. The District Council is continuing work to prepare a new local plan covering those parts of the District outside the National Park, whilst the SDNPA is preparing its own separate development plan for the National Park area.

The work undertaken by the two planning authorities in the period since April 2010 is summarised separately below.

Chichester District Council

Local Development Scheme (LDS)

Under national planning regulations, the Council is required to prepare and maintain a Local Development Scheme (LDS), providing details of the local development documents that the Council intends to prepare, their subject matter and area, and the timetable for their preparation and revision. The Council must also publish up to date information on its progress in preparing development plan documents against the LDS.

The most recent LDS was adopted in September 2009 and set out the Council's intended timetable for Plan preparation over the period to 2013. However, since 2009, the Government has introduced (and is proposing) a number of significant changes to the national planning system. At the same time, there have been substantial changes to the proposed coverage, scope and timetable of the Local Plan. These include, in particular, the Council's decision in July 2010 to suspend work on the Core Strategy. Since then, work has recommenced to a revised timetable, but with the Local Plan now limited to parts of the District outside the National Park (further details on these changes are provided below).

Due to the rapidly evolving planning context at the national and local level, the LDS has not been updated since 2009 and is now out-of-date. In the absence of a 2010 LDS, it is not intended to monitor the key LDS milestones in this Annual Monitoring Report. Instead, a general update on the Council's progress on Local Plan preparation is given below, together with an updated timetable for production of the Core Strategy.

The Council intends to prepare a revised LDS to accord with the updated Local Planning Regulations proposed in conjunction with the Localism Act. The updated LDS will form the basis for future monitoring of Local Plan preparation.

Progress on the Core Strategy

On 20 July 2010, the Council took the decision to put work on the Core Strategy "on hold" pending further clarification on two key issues:

- i) local infrastructure provision and the extent to which this would constrain future development; and
- ii) the impact of Government proposed changes to the planning system, including the revocation of Regional Strategies (which had created uncertainty as housing provision in the Core Strategy was based on housing requirements set in the South East Plan).

On 8 February 2011, the Council's Executive Board agreed that work on the Core Strategy should recommence based on a revised timetable. The Core Strategy will now have a

revised end date of 2028 and will cover only the parts of the District outside the National Park boundary.

It was agreed that additional work was needed to determine housing numbers to be included in the Core Strategy. Following the abolition of regional strategies through the Localism Act, it will become the responsibility of the local planning authorities to specify future housing requirements in their local plans.

In February 2011, the Council and the SDNPA jointly commissioned consultants to undertake a study to assess local housing requirements in Chichester District over the period to 2031. The resulting Local Housing Requirements Study considers a range of scenarios for future housing requirements, based on different assumptions about changes in population, household size, migration patterns and employment growth. It also considers potential constraints on housing delivery resulting from environmental and infrastructure capacity, developer activity and the operation of the local housing market.

The Council used the study conclusions and other background evidence to prepare a consultation document on Housing Numbers and Locations. This set out a range of alternative options for housing targets and housing distribution to be taken forward into the Core Strategy.

The Housing Numbers and Locations consultation ran for a 4-week period from 26 August to 23 September 2011. A total over 600 responses were received, including representations from the statutory bodies, major infrastructure providers, developers/site promoters, local residents groups and individual members of the public, of which over 200 were on paper.

Officers presented a report to the Council's LDF Panel on 13 October based on an initial review of comments (focusing in particular on comments from the statutory agencies and key stakeholders). A detailed report on the full consultation response was presented to the LDF Panel on 8 December.

In addition to researching future housing requirements, further work has been undertaken to expand and strengthen the Core Strategy evidence base. This has included:

- Sequential Test for Potential Strategic Locations in Chichester District (November 2010) – An assessment of potential strategic development locations in the District in line with the sequential test for set out in Planning Policy Statement 25: Development and Flood Risk (PPS25). The assessment covers all locations identified in the Focus on Strategic Growth Options (FoSGO) consultation document, including sites within the South Downs National Park.
- Strategic Growth Study: Wastewater Treatment Options (published August 2010) – Study to examine existing wastewater treatment constraints (particularly relating to the restrictions at the Apuldram WwTW), to assess capacity at other treatment works in the south of the District, and to investigate viable options for expanding wastewater capacity to accommodate future housing and employment growth.
- Retail Study Update (June 2010) – Update of the earlier 2006 Retail Study, providing updated health checks and capacity forecasts for Chichester City and the four smaller town centres in the District.
- Landscape Capacity Study Extension (draft) - An addendum to the previous Chichester District AONB Landscape Capacity Study covering settlements not included in the earlier document.
- Work is in progress to update the Community Facilities Assessment and Strategic Housing Land Availability Assessment (SHLAA).

- Officers are continuing to work with the statutory agencies and key infrastructure providers to understand and seek to overcome the main environmental and infrastructure issues constraining future development, in particular issues relating to wastewater treatment, transport and environmental impacts under the Habitats Regulations.

Future Core Strategy Timetable

On 1 November 2011, the Council's Cabinet agreed an updated timetable for preparing the Core Strategy as set out below.

- Publication of Informal Draft Core Strategy: Aug – Sept 2012 (4 week consultation)
- Publication of Proposed Submission Core Strategy: Jan - Feb 2013 (6 week consultation)
- Formal Submission of Core Strategy: June 2013
- Adoption of Core Strategy: Dec 2013

The amended Plan timetable will be incorporated in a new LDS to replace the current adopted September 2009 version, which is now out of date.

Sites in Chichester City North Development Brief

The Council has prepared a development brief to guide the development of a number of available sites in the north of Chichester City. The Brief covers land owned by Sussex Partnership NHS Trust and land at Barnfield Drive owned by the Council and sets out the appropriate development for these sites, and Chichester University.

The Council undertook public consultation on the draft Development Brief from 26 August until 23 September 2011. Following amendments in response to representations received, the Council adopted the Brief on 24 January 2012.

Interim Policy Statements

In response to the delays in the development plan timetable, the Council has adopted two further Interim Statements (in addition to the adopted Interim Statements on Affordable Housing and Climate Change) to provide policy guidance in areas where the Local Plan is now out-of-date, while the Core Strategy is being progressed.

- An Interim Policy Statement on “Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area” was adopted on 21 September 2010, following consultation with the Chichester Harbour Conservancy, Natural England and the RSPB. Its purpose is to provide a planning framework to ensure that proposed housing developments do not cause adverse environmental impacts on the Harbour, with specific reference to potential impacts on the SPA arising from the recreational activities of occupiers of new housing.
- An Interim Policy Statement on “Facilitating Appropriate Development” was adopted on 19 July 2011. Its purpose is to encourage landowners and developers to bring forward proposals for housing development outside existing Settlement Policy Areas to help address the current housing supply shortfall in the District. The Interim Statement sets out criteria drawn from the saved Local Plan policies that will be used to assess planning applications, and also specifies guidelines on the scale of development appropriate to different settlements.

South Downs National Park Authority

The South Downs National Park Authority became the local planning authority for the South Downs National Park area on 1 April 2011. The National Park covers 67% of Chichester District, the highest proportion of any of the 12 districts in the National Park.

Within Chichester District, the National Park Authority has inherited the saved policies of the adopted Chichester District Local Plan (1999) as part of the Development Plan. The NPA is working jointly on core strategies (or local plans) with a number of other local authorities whose areas cover the National Park. However, the NPA is not working jointly with Chichester District Council on a joint local plan. For the National Park area of the District a review of the current adopted local plan will be through the National Park wide core strategy (or local plan), which has a scheduled adoption date of October 2014.

In September 2011 the National Park Authority approved its Local Development Scheme, which sets out the key milestones for its Local Development Documents. For the Core Strategy they are:

- Emerging core strategy consultation: January / February 2013 (8 week consultation)
- Publication of pre-submission: September / October 2013 (8 week consultation)
- Submission: February 2014
- Adoption: October 2014.

Sustainability Appraisal

The Planning and Compulsory Purchase Act 2004 requires Development Plan Documents to be accompanied by a Sustainability Appraisal. This considers the social, environmental and economic effects of different options, so that decisions will be made in accordance with the objectives of sustainable development. Development Plan Documents are also required to be subject to a Strategic Environmental Assessment (SEA) – this is focussed primarily on environmental effects whilst the Sustainability Appraisal relates in the main to sustainability related effects. A Sustainability Appraisal is being prepared to inform the new Local Plan for Chichester District excluding the National Park.

The effects of Development Plan Document policies on the Sustainability Appraisal objectives will be assessed in the Annual Monitoring Report where appropriate. This covers the scope of both the Sustainability Appraisal and the Strategic Environmental Assessment.

Chichester District Context and Key Issues

This section uses contextual indicators to describe the wider social, economic and environmental background of the District against which policies operate. Improved understanding of local circumstances will also assist in the development of policies to be included in the new Local Plan.

The People

Chichester District's population is estimated to have grown by 7,000 over the last nine years, from 106,500 in 2001 to 113,500 in 2010. The population of the District has increased by 900 since 2009.

In 2001 the population density of Chichester District averaged 136 people per square kilometre, compared with an average of 421 for the South East region and 380 people per square kilometre for England.

48% of the residents are male (54,100) and 52% are female (59,400). The proportion of female residents in the District is slightly higher than in the South East and nationally (51%).

A significant issue is the increase in number of people of retirement age (65 years or more) in the District. Table 1 shows in 2010, Chichester District had an older population when compared to the South East and England. 24% of the resident population in the Chichester District was over 65 compared to 17.2 % for the South East and 16.6% nationally. Only 59% of the District population are of working age (16-64 age group) compared with the South East (63.9%) and nationally (64.8%). Particularly high proportions of elderly people are found in the wards of West Wittering and Selsey South.

Table 1: Population by age group, 2010

Age group	Chichester	Chichester %	South East %	Great Britain %
Aged 0-15	19,300	17.0	18.9	18.6
Aged 16-64	67,000	59.0	63.9	64.8
Aged 65+	27,200	24.0	17.2	16.6
Total	113,500	100.0	100.0	100.0

Source: ONS

The proportion of older people is forecast to increase over the next twenty years because those moving out of the District (about 6,000 a year) tend to be younger people, and they are replaced by a much greater number (7,000 a year) of older people. The volume of this inflow/migration is also much greater than the national average.

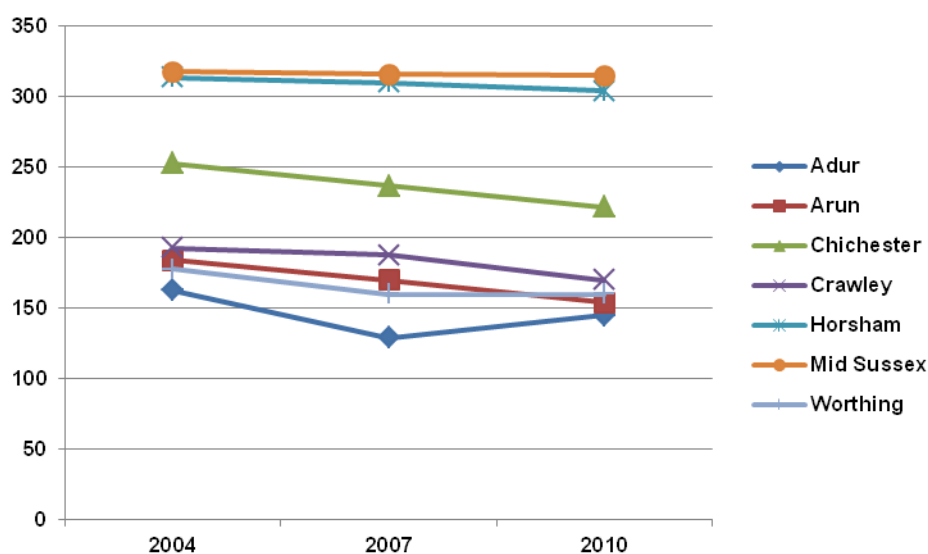
This ageing population profile has major implications for the future provision of many of the services run by the Council and its partner organisations. There is a need to plan for supported and extra care housing, and ensuring better access to healthcare and community facilities. At the same time, there is an opportunity to plan for more balanced and integrated communities.

Health and Well-being

The Indices of Multiple Deprivation prepared by the Department of Communities and Local Government combine information relating to income, employment, education, health, skills and training, barriers to housing, services and crime into an overall measure of deprivation. A score is calculated for each area. A low score indicates greater deprivation and the most deprived area is indicated by a score of 1. According to the 2010 English Indices of Multiple Deprivation, Chichester District has an overall rank of 222 out of 326 local authorities.

Figure 2 shows that all the West Sussex local authorities had lower rankings in 2010 compared to 2007 meaning in relative terms that they were more deprived when compared to other areas in 2010 than 2007. However, these are relative changes and it does not necessarily follow that there has been a reduction in absolute terms.

Figure 2: Indices of Deprivation: change in relative ranking 2004 to 2010 (based on 326 Local Authorities in 2009)



Source: DCLG/ West Sussex Research Unit May 2011

There are no areas in Chichester District that are ranked among the 10% most deprived areas in England, although parts of Chichester North, Fernhurst, Donnington and Southbourne wards are ranked as the 10% least deprived areas of England.

Health issues are largely related to those associated with an ageing population such as poor mobility and dementia. Although Chichester District is a relatively affluent area, there are geographical pockets of deprivation with significant differences in life expectancy and quality of life. Marked differences in causes of premature death also exist between men and women.

Chichester District has relatively low levels of health deprivation. There are several areas in the District that are ranked as the least deprived 20% for health and disability nationally. However, part of Chichester East ward is ranked as one the most 20% deprived areas nationally.

To address these issues the Council has in partnership with the West Sussex Economic and Skills Enterprise Board:

- Developed a rural health inequalities, disadvantage and isolation action plan 2009-2011 and has £400k allocated to target rural disadvantage and health inequality.

- Developed a Rural Health and Wellbeing Pathfinder - a rolling three-year programme sponsored by the PCT to meet the health needs of different sections of the rural community, with a small number of pilot villages. The initiatives include a community matron and mobile health outreach to young people.

The Economy

The District has an economy based mainly on small businesses and there are challenges in terms of providing business support and accessibility due to the District's rural character.

The number of active businesses has remained at around 6,200 even though due to the recession, the number of business closures has increased over the last two years. Unemployment is now lower than last year and unemployment levels in the District have been consistently less than in the South East or nationally. However, levels of weekly pay are relatively low, especially for those who work in the District, where pay reduced in 2010-2011 compared to 2009-2010. A higher proportion of jobs in the District are in the tourism, horticulture and public sectors whilst there are a lower proportion of jobs in the finance and IT sectors than in the south east or nationally. Fewer residents of working age have higher level qualifications compared to the south east.

The ten year Economic Development Strategy (2009-2019) includes objectives to create a highly paid and skilled workforce, to develop the rural economy and to regenerate Chichester City and rural towns. Yearly Actions Plans set out the tasks to help achieve these objectives and work is already being undertaken to help the smaller towns of Midhurst and Selsey.

Saved Local Plan policies make provision for new employment sites and safeguard existing employment sites from inappropriate redevelopment. The policies allow for small-scale development and conversions of existing buildings for employment uses within the rural area provided certain criteria are met. Specific policies relating to horticultural development are also included. The saved policies and the need for additional employment floorspace will be reviewed during the preparation of the new Local Plan.

Numbers of Businesses

Table 2: Births, Deaths and Numbers of Businesses 2004-2010

	2004	2005	2006	2007	2008	2009	2010
Births of Businesses	690	655	570	595	555	560	560
Deaths of Businesses	690	650	500	550	515	665	725
Active Businesses	6,235	6,180	6,080	6,180	6,235	6,295	6,235

Source: ONS, Business Demography

The total number of businesses in Chichester District has remained fairly constant over the last six years. Table 2 shows that there were 6,235 active businesses in the District in 2010. The formation of new businesses declined between 2004 and 2008 but has remained steady between 2009 and 2010. Business closures (deaths) also declined between 2004 and 2008, but have increased over the following two years.

There are around 30 high profile national and internationally renowned businesses such as the Rolls Royce factory and Goodwood, but the district economy is characterised by having a high number of small businesses (86% of local businesses employ less than 10 people).

Employee jobs by Industry

Table 3: Chichester District Employee jobs by Industry (2008)

	Chichester(employee jobs)	Chichester (%)	South East (%)	Great Britain (%)
Total employee jobs	51,400			
Full-time	34,200	66.5	69.0	68.8
Part-time	17,200	33.5	31.0	31.2
Employee jobs by industry				
Manufacturing	5,000	9.7	8.1	10.2
Construction	2,200	4.3	4.5	4.8
Services	42,000	81.7	85.7	83.5
Distribution, hotels & restaurants	12,900	25.0	24.6	23.4
Transport & communications	1,400	2.7	5.9	5.8
Finance, IT, other business activities	9,100	17.7	24.0	22.0
Public admin, education & health	15,400	30.0	25.6	27.0
Other services	3,200	6.3	5.6	5.3
Tourism-related	5,100	10.0	8.2	8.2

Source: ONS annual business inquiry employee analysis

- Data unavailable

† Tourism consists of industries that are also part of the services industry (see the definitions section)

Notes: % is a proportion of total employee jobs

Employee jobs excludes self-employed, government-supported trainees and HM Forces

The most up to date information on the number and sector of jobs is based on 2008 data. Table 3 shows that in Chichester District there are two full time jobs for every part time job. The public sector and tourism related jobs account for a higher proportion of jobs in the District (30% and 10% respectively) than in the South East or nationally. Finance, IT and other business activities account for a lower proportion of jobs in the District (17.7%) than in the South East or nationally.

The horticulture glasshouse sector is also a significant employer the District and West Sussex. It is estimated that the glasshouse sector alone employs 1,300 full time equivalent staff in West Sussex as well as additional employment for thousands of seasonal workers.¹ The glasshouse sector is amongst the largest producer of salad crops in the country with an estimated turnover of £120 m and retail value of £500m.

¹ Growing Together: A Strategy for the West Sussex Growing Sector – March 2010

Qualifications

Table 4: Qualifications (January 2010-December 2010)

	Chichester District s	Chichester %	South East %	Great Britain %
NVQ4 and above	19,800	29.8	33.9	31.3
NVQ3 and above	32,100	48.3	53.8	51.0
NVQ2 and above	44,300	66.7	70.8	67.3
NVQ1 and above	55,500	83.5	84.1	80.2
Other qualifications	3,700	5.6	7.5	8.5
No qualifications	7,200	10.9	8.5	11.3

Source: Nomis

Table 4 shows that for the period January 2010-December 2010, 10.9% of residents of working age had no qualifications, a decrease compared to the previous year (13.6%). However, there has also been a decrease in the proportion of residents achieving NVQ3 and NVQ4 qualifications (48.3% and 29.8%) compared with the previous year (51.2% and 32.3%).

Jobs density

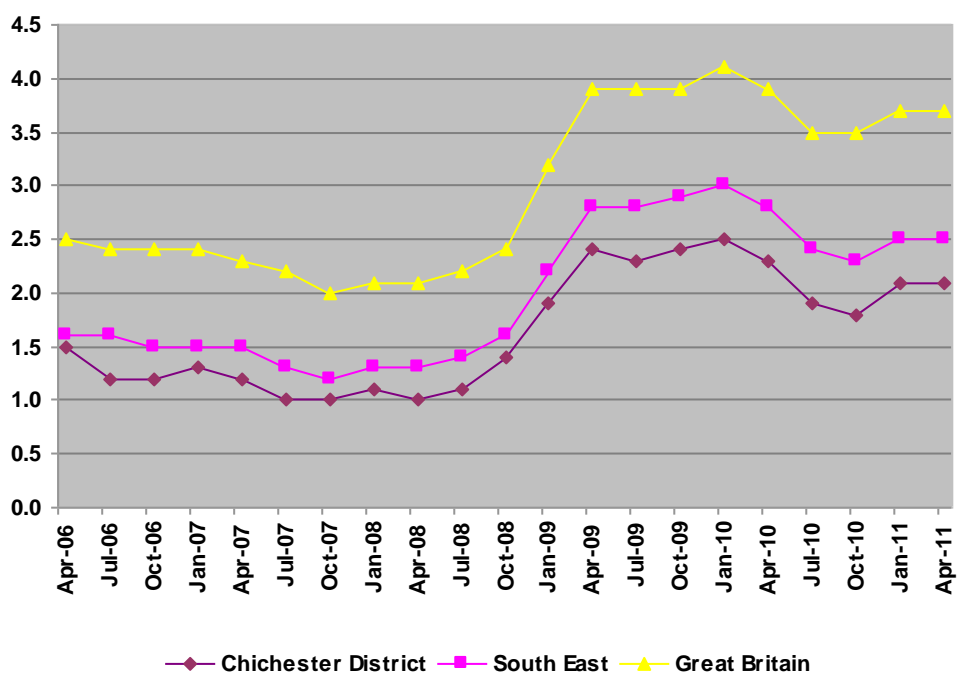
Jobs density is the ratio of total jobs to the district's working age population (residents aged between 16 to 65 years). The latest figures show that Chichester District has a jobs density of 1.0 (2009, source, Nomis), so the number of jobs available in the District is similar to the overall working age population. In the South East and Great Britain the ratios are 0.80 and 0.78 indicating fewer jobs than the working population. Since 2006, the jobs density ratio has been between 0.92 and 1.0 and continuously higher than the jobs density ratio for the South East and Great Britain.

Economically active population

The proportion of the population of working age (16- 64 years old) who are economically active in Chichester District has decreased over the last year. The decrease was greater for females compared to males. Nomis (April 2010–March 2011) statistics show that 85.8% of males in the District were economically active. This compares to 85.6% for the South East and 82.5% nationally. 68.1% of females were economically active in the District compared to 73.1% for the South East and 69.9% nationally.

Job seekers allowance claimant rate

Figure 3: Job seekers allowance claimant rates 2006-2011

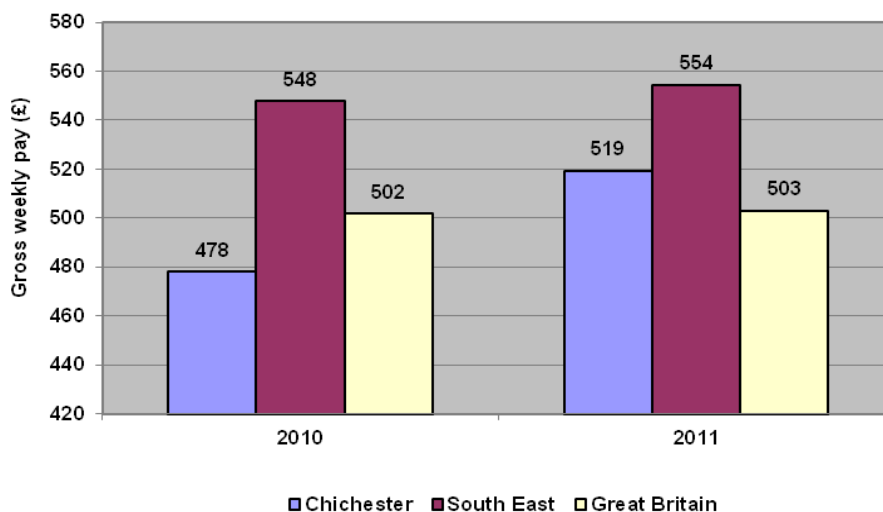


Source: Nomis

In April 2011, 1,425 people in the District were claiming job seekers allowance. Figure 3 shows that the proportion of the working population claiming job seekers allowance in Chichester District has been consistently lower than in the South East and nationally. In April 2011 the rate was 2.1% compared to South East (2.5%) and England (3.7%). This is slightly lower than in April 2010 and below the recession peak of 2.5% experienced in January 2010. In Chichester District, the job seekers allowance claimant rate is highest for 16-24 year olds (3.9%).

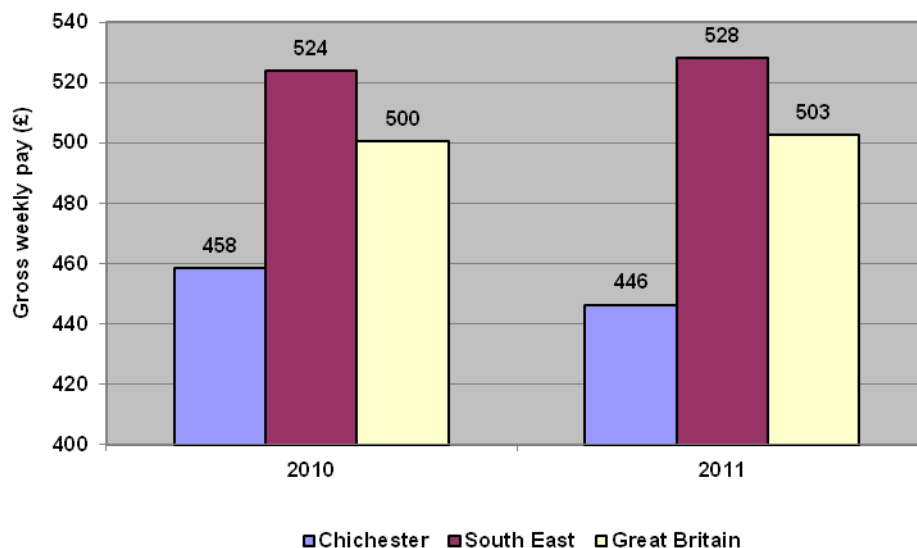
Earnings

Figure 4: Gross weekly average pay (full-time) of residents (2010-2011)



Source: ONS Annual Survey of Hours and Earnings (2010 and 2011)

Figure 5: Gross weekly average pay (full-time) of workers (2010-2011)



Source: ONS Annual Survey of Hours and Earnings (2010 and 2011)

Gross average weekly pay for those who work in Chichester District (£446.20 in 2011) is less than those who live in the District (£519.20 in 2011). This pay differential has widened since 2010. The gross average weekly pay of those who work in the District has decreased falling further behind average pay for the South East and Great Britain. However, the gross average weekly pay of District residents has increased since 2010 and is now higher than the average pay for Great Britain.

Since 2010, the pay differential between male and female full-time workers has reduced in Chichester District. However, the differential is greater between male and female full-time workers who live in the District (gross average weekly pay £553 and £425 respectively) than between male and females who work full time in the District (gross average weekly pay £454 and £419 respectively).

Housing & Neighbourhoods

The district has some of the most attractive homes and neighbourhoods in the county and the region. Demand for homes from both within the district and further afield has made us one of the most expensive areas to live outside of London, but without the equivalent levels of income and earnings. This has resulted in a significant affordability issue and makes it more difficult to attract and retain key workers and younger people.

In 2001, the average size of households in the District was 2.3 people compared with an average of 2.4 people for England. The average household size for the District is relatively similar to those in the county.

Average house prices

Table 5: Average House Prices by Type July-September 2011

	Average House Prices All	% Annual change	% Quarterly change	Average House Prices by Type			
				Detached	Semi	Terraced	Flat
Chichester District	£365,527	-3.8%	1.5%	£562,039	£281,422	£257,249	£189,130
West Sussex	£276,117	-2.4%	3.7%	£433,005	£249,100	£205,295	£148,816
South East	£282,821	-2.9%	5.2%	£454,676	£255,491	£208,272	£165,890
UK	£241,461	-1.9%	5.9%	£342,576	£204,993	£198,065	£229,690

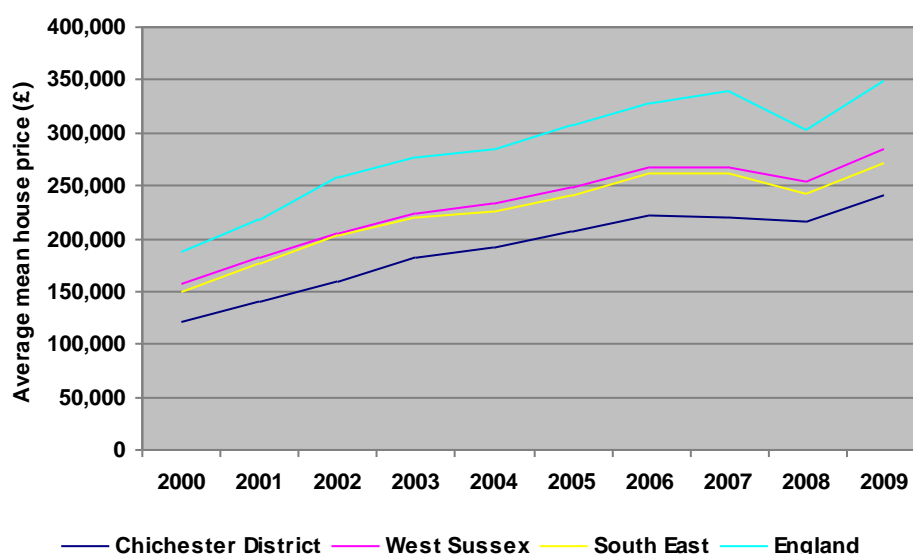
Source: Land Registry

Table 5 shows that the average house price between July-September 2011 for the District is £365,527. This is considerably higher than average house prices for West Sussex, the South East and nationally. It has significant implications for housing affordability, particularly as the District has lower earnings than the regional average. Compared to regional and national figures, average house prices are higher in Chichester District for all house types except for flats. The greatest price differential is for detached properties.

In the year since July-September 2010, house prices in Chichester District have fallen relatively faster than regionally or nationally. However, Chichester District experienced the smallest rise in average house prices over the previous three months compared to regional and national figures.

Figure 6 shows that Chichester District has consistently experienced higher average house prices over the last decade compared to West Sussex, the South East and England.

Figure 6: Average house prices 2000-2010



Source: DCLG

The Environment

Large parts of the District are of national importance for landscape and/or nature conservation. These include the newly created South Downs National Park and the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which together cover three quarters of the District. There are over 200 scheduled ancient monuments and over 3,500

listed buildings. There are also 85 conservation areas in the District. In addition, nine internationally important sites for nature conservation are either wholly or in part located in the District at:

- Pagham Harbour
- Chichester and Langstone Harbours
- Kingley Vale
- Arun Valley
- Rook Clift
- Singleton and Cocking Tunnels
- Duncton to Bignor Escarpment
- The Mens
- Ebernoe Common
- Woolmer Forest

The impact on these and other environmentally protected areas need to be carefully assessed when choosing where to locate future development.

Chichester, Langstone and Pagham Harbours

Chichester and Langstone Harbours, and Pagham Harbour are protected by European legislation and are of particular importance to birds. The Solent Recreational Disturbance and Mitigation Study has been commissioned to understand the potential impacts of recreational activity on birds in the Chichester and Langstone Harbours. The final results of this Study are expected in 2012. Until these results are known, the Council has taken the precautionary approach, and in September 2010 adopted an Interim Policy Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours SPA (see section on Local Plan Progress). A Pagham Visitor Study has also been commissioned which will consider the issue of recreational disturbance on the Harbour.

Water treatment and quality

A number of Wastewater Treatment Works in the District are limited by capacity and environmental factors. This is a particular issue in the south of the District where development pressures are greatest. The Council is continuing to work with the Environment Agency and Water Companies to address these matters.

The Apuldrum Waste Water Treatment Works (WwTW), which serves Chichester City and the surrounding areas, discharges into the head of Chichester Harbour. However, the Apuldrum WwTW is currently operating at or near consented capacity and The Environment Agency is concerned about the impact of storm discharges to Chichester Harbour. The Environment Agency issued an updated position statement in September 2011 that advised the District Council to refuse residential development if it results in a significant increase in the net flow to the sewer network until a sustainable solution can be found. Southern Water has commissioned a study to consider feasible solutions to the problems of infiltration. The Environment Agency will review their position by mid 2012.

Climate change, flood risk and coast defence

The District has an extensive coastline, which is likely to experience some of the more severe impacts due to climate change. Environment Agency maps show areas across the south of the District that are at risk of flooding from both tidal and fluvial sources, and more localized fluvial flood risk in the north of the District. Flood risk is likely to increase in the future due to climate change.

These issues are of particular concern for the south of the District. The Manhood Peninsular Partnership was formed following local concerns about the need for greater co-ordination

between the bodies and organisations responsible for management of the peninsula, particularly with respect to coastal defence. It was also set up to help address present and future environmental, social and economic challenges.

Recently the Manhood Peninsula Partnership was the delivery partner in Defra's Coastal Change Pathfinder project, for which Chichester District Council was awarded £450,000. The grant could not be used for the direct funding of sea defences. Instead the scheme was about working with local communities to adapt to coastal erosion. It was about recognising that the shape of our coastline is not fixed; but is subject to constant change which will increase as our climate changes.

Work undertaken includes:

- An Integrated Coastal Zone Management plan for the Peninsula, "Towards ICZM on the Manhood Peninsula", which has been adopted as a material planning consideration by Chichester District Council.
- A Destination Management Plan agreed by business and wildlife /ecological organisations aiming at protecting the environment by using it as an economic asset.
- A small grants fund that supported community projects which raised awareness of the changing coastline.

Following extensive consultation on the 2008 Pagham to East Head Coastal Defence Strategy, the Environment Agency is progressing the Medmerry Managed Realignment Scheme west of Selsey. This will involve building nearly 7km of new defences inland from the coast to allow a new intertidal area to form seaward of the new defences. This will improve flood protection for 348 properties and help to protect the sewage treatment works and the main road in and out of Selsey. It will also provide new habitats to replace those being lost elsewhere and should result in a net gain for biodiversity. Planning permission for the scheme was granted on 24 November 2010. Construction started in September 2011, with completion of the scheme expect by spring 2013.

Transport & Access

In the south of the District, the A27 trunk road and rail corridor provide good links to south coast towns including Havant and Portsmouth to the west and Brighton to the east. Guildford and London Waterloo are accessible by rail via Havant, Petersfield or Haslemere. Another rail link directly connects Chichester City to Crawley, Gatwick airport and London.

The A3, just outside the western boundary of Chichester District, provides the main south to north route to Guildford and onwards to London via the M25. In the north of the District, the A272, links the smaller rural towns of Petersfield, Midhurst, Petworth and Billingshurst.

In the 2001 Census, 16.4% of households in the District did not have a car or van, compared to an average of 26.8% in England. Households with access to two or more cars or vans accounted for 30.3% of all households in the District; this compared to an England average of 23.5 %. The rural nature of the District could account in part for the higher level of car ownership, however, these figures indicate that there are still nearly one in six households that do not have access to private transport.

More than one in ten (11.7%) of the District's working residents travelled more than 30km to work in 2001. This is similar to the proportion of residents in the South East (11.1%) who commute long distances to work.

There are congestion and capacity issues on the A27, particularly at key junctions on the A27 Chichester by-pass at peak times. This in turn causes further problems on the local road network. The A27 also acts as a barrier to movement between Chichester City centre and the peninsula to the south. In addition, congestion on the other main roads, especially in the summer months impacts on local people, visitors and businesses. If unresolved, these

issues could impact on the local economy and on the timing of new house building in the south of the District, especially in the Chichester City area.

The Highways Agency has previously undertaken public consultation on a proposed package of improvements to junctions on the A27 Chichester by-pass together with public transport improvements. In October 2010, the Department for Transport publication 'Investment in Highways Transport Schemes' placed the A27 in a list of schemes to be prepared for construction in future spending review periods. However, there is uncertainty about the funding and timing of these proposals and work on the A27 improvements is unlikely to start until after 2015.

The Council is also working with West Sussex County Council as the Highways Authority to encourage modal shift to more sustainable forms of travel, such as public transport, walking and cycling. New housing developments for example, Graylingwell, and Roussillon Barracks encourage this through the construction of cycle lanes, the operation of car clubs, and enabling real-time information about public transport being available in people's homes.

Monitoring policy performance

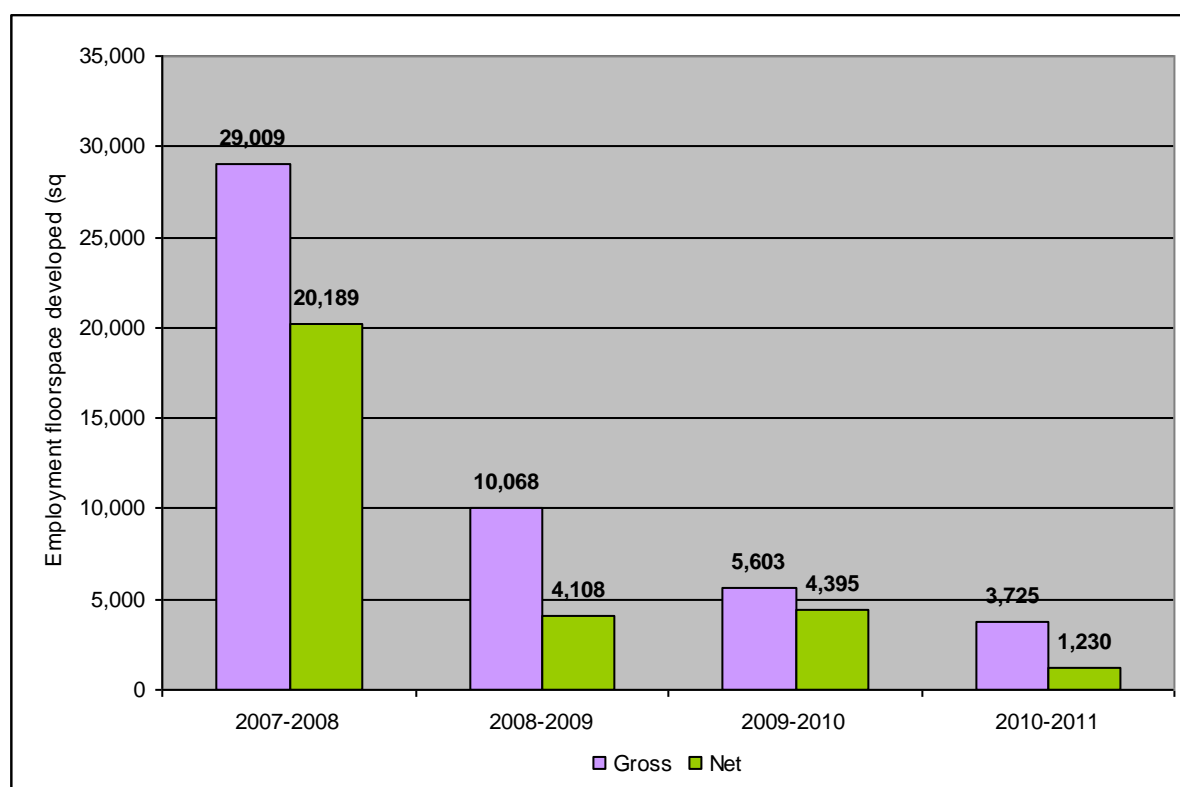
This section includes an assessment of policy performance using output indicators by theme. The results are used to inform policy progress and achievement. Output indicators in this report include the former core output indicators previously required by government to be used by all local authorities as a common set of indicators to monitor development plan policies. A revised monitoring framework will be set up as work progresses on the new Local Plan for the District outside the National Park. The revised framework will include local output indicators that relate to the key spatial and sustainability objectives of the new Local Plan.

Also included is an assessment against significant effects indicators. These are derived from the sustainability appraisal process and are used to assess the significant social, environmental and economic effects of policies. They inform monitoring of the impacts of policies on sustainability.

Economy

Total amount of additional floorspace by type (Core output indicator BD1)

Figure 7: Total employment floorspace (gross and net) developed 2007-2011



Source: WSCC

A target for monitoring of employment floorspace is not specified in the South East Plan. Figure 7 shows that the annual amount of employment floorspace completed (both gross and net) in the District has fallen over the four year period from 2007. The high level of provision in 2007-2008 was in part due to the completion of the Rolls Royce headquarters at Westhampnett. The total additional employment floorspace developed in the year 2010-2011 was 3,725m² (gross) or 1,250m² (net). Compared to the year 2009-2010, the levels of additional gross employment floorspace provision fell by about a third; net additional employment floorspace provision fell by over two thirds.

Table 6: Employment floorspace developed by type 2007-2011

Floorspace (sq.m)	2007-2008		2008-2009		2009-2010		2010-2011	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1a: Offices	5,295	4,862	1,208	1,102	997	583	522	522
B1b: R & Dev	0	0	0	0	0	0	0	0
B1c: Light Industry	410	-7,069	694	395	1,388	1,088	156	156
B1: Mixed Uses	490	490	578	578	0	0	0	0
B2: General Industry	11,884	11,401	1,761	711	351	260	184	52
B8: Storage/ Distrib'	10,930	10,505	5,827	1,322	2,867	2,464	2,863	500
Total	29,009	20,189	10,068	4,108	5,603	4,395	3,725	1,230

Source: WSCC

Table 6 shows the amount of floorspace developed by employment type. For the year 2010-2011, B8 floorspace (storage and distribution) accounted for three-quarters of the additional gross employment floorspace developed. Compared to the year 2009-2010, the amount of B8 gross floorspace developed was similar, but a lower amount of B1 and B2 gross floorspace was completed.

Total amount of employment floorspace on previously developed land – by type (Core output indicator BD2)

Table 7: Employment floorspace developed on previously developed land by type 2010-2011

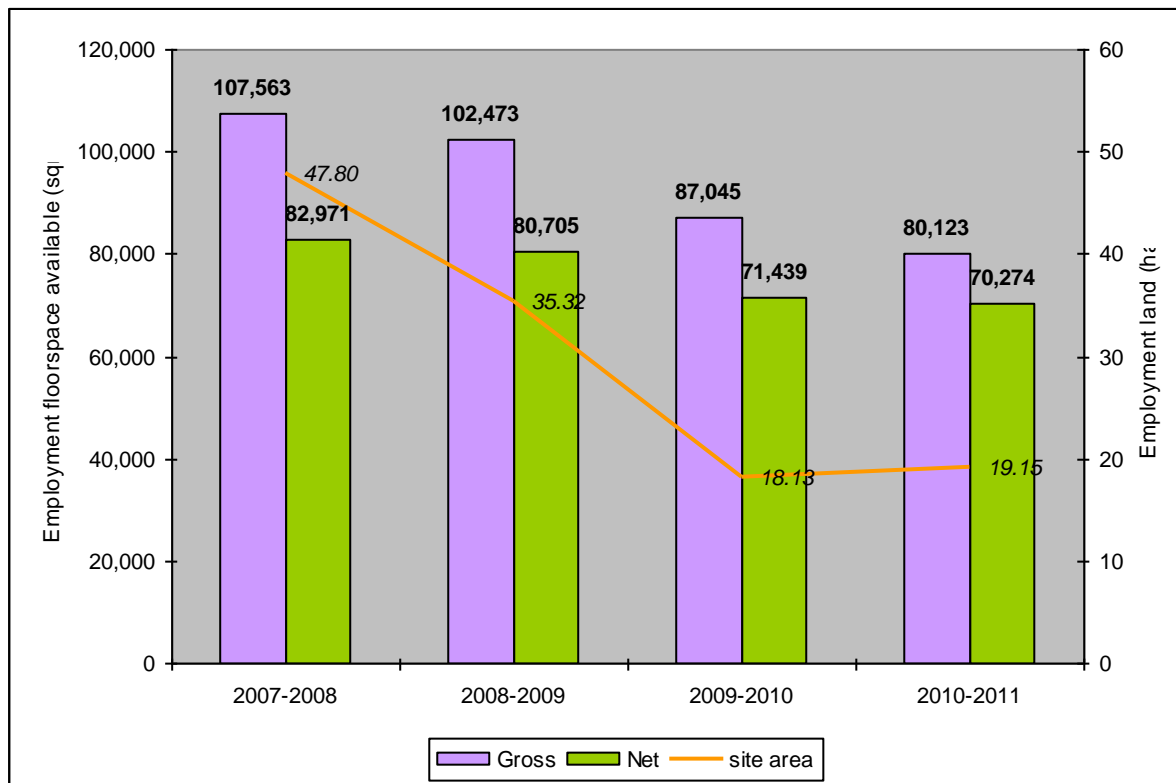
Employment Type	Gross floorspace (m ²) completed on PDL	Percentage of gross employment floorspace completed on PDL
B1a: Offices	522	100%
B1b: Research & Dev	0	0%
B1c: Light Industry	0	0%
B1: Mixed Uses	0	0%
B2: General Industry	184	100%
B8: Storage & Distribution	2,155	75%
Total	2,861	77%

Source: WSCC

The gross employment floorspace developed on Previously Developed Land (PDL) in 2010-2011 was 2,861m² or 77% of the total employment floorspace completed over the year. The percentage of gross employment floorspace completed on PDL has increased substantially compared to the year 2009-2010 (39%).

Employment land available by type (Core output indicator BD3)

Figure 8: Employment floorspace and land available 2007-2011



Source: WSCC

Available employment land includes sites with planning permission and Local Plan allocations. Figure 8 shows that the amount of employment floorspace (both gross and net) and land available has declined over the four years since 2007. The highest level in decline was over the years 2008-2010, mainly due to a reduction in the amount of available B1a Office and B1b Research and Development floorspace.

Table 8: Employment floorspace available by type 2007-2011

Floorspace (.m ²)	2007-2008		2008-2009		2009-2010		2010-2011	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1a: Offices	15,651	13,160	16,577	13,768	11,298	10,338	8,250	7,036
B1b: Research & Dev	8,790	4,290	8,790	4,290	0	0	198	198
B1c: Light Industry	19,254	16,313	16,385	15,485	14,202	14,202	14,703	14,703
B1: Mixed Uses	39,756	27,767	25,201	14,051	27,008	17,658	23,467	17,967
B2: General Industry	11,183	10,760	10,762	10,762	10,474	10,474	13,078	13,078
B8: Storage & Distribution	12,929	10,681	24,758	22,349	24,063	18,767	20,427	17,292
Total	107,563	82,971	102,473	80,705	87,045	71,439	80,123	70,274

Source: WSCC

Table 9: Employment land available by type 2007-2011

Employment Type	Site Area (hectares)			
	2007-2008	2008-2009	2009-2010	2010-2011
B1a: Offices	3.16	3.09	1.90	1.73
B1b: R&D	0.88	0.88	0.00	0.02
B1c: Light Industry	7.03	4.75	3.30	3.36
B1: Mixed Uses	21.69	12.15	5.54	4.77
B2: General Industry	4.57	4.53	4.41	3.16
B8: Storage & Distribution	10.47	9.92	2.98	6.11
Total Employment floorspace available	47.80	35.32	18.13	19.15

Source: WSCC

Table 8 shows that the total amount of floorspace available in 2010-2011 was 80,123 m² (gross) or 70,274m² (net), a decrease since 2009-2010. The amount of employment land available was 19.15ha (see Table 9), a slight increase when compared to the previous year (18.13ha). B1 Mixed Uses and B8 Storage and Distribution comprise the largest elements of available floorspace, similar to the position in 2009-2010.

Total amount of floorspace for 'town centre uses' (Core output indicator BD4)

Table 10: Total amount of floorspace developed for 'town centre uses' 2010-2011

Town Centre Uses	Gross Floorspace (m ²)	Net Floorspace (m ²)	Site Area (Ha)
Town Centre			
A1: Retailing	2,009	113	0.24
A2: Financial/professional Services	0	0	0
B1a: Offices	0	0	0
D2: Leisure	0	0	0
Town Centre Total	2,009	113	0.24
Built Up Area			
A1: Retailing	1,284	1,138	0.23
A2: Financial/professional Services	0	0	0
B1a: Offices	124	124	0.02
D2: Leisure	0	0	0
Built Up Area Total	1,408	1,262	0.25
Outside Built Up Area			
A1: Retailing	1,040	445	0.19
B1a: Offices	398	398	0.04
Outside Built Up Area Total	1,438	843	0.23
Chichester Total	4,855	2,218	0.72

Source: WSCC

Table 10 shows that completed floorspace for retail, offices and leisure development in Chichester District in 2010-2011 was 4,855m², gross, about 40% of which was completed within town centre areas. Compared to 2009-2010, there has been an increase of more than double the gross floorspace completed for 'Town Centre Uses'.

Housing and neighbourhoods

Plan period and housing targets (Core output indicator H1)

For the period covered by this AMR, the District housing requirement is 9,600 net dwellings between 2006-2026 (480 net dwellings a year), as set out in the adopted South East Plan. The South East Plan target for the District is sub-divided into:

- 355 dwellings a year or 7,100 net dwellings between 2006-2026 for the Sussex Coast Sub-region²; and

² Includes the area of the District to the south of the National Park boundary, including Chichester City and the Coast;

- 125 dwellings a year or 2,500 net dwellings between 2006-2026 for the Rest of West Sussex sub-area³.

Net additional dwellings in previous years and in the reporting year (Core output indicators H2a and H2b)

Table 11: Net additional dwellings completed 2006-2011

Period	Net additional dwellings completed		
	Chichester District	Sussex coast	Rest of West Sussex
2006-2007	366	272	94
2007-2008	439	298	141
2008-2009	593	443	150
2009-2010	320	264	56
2010-2011	429	313	116
Total 2006-2011	2,147	1590	557
Average 2006-2011	429.4	318	111.4

Source: WSCC

Table 11 shows that over the five years since 2006, completions for the District totalled 2,147 net dwellings. This falls short of the housing requirement for the period 2006-2011 of 2,400 net dwellings (480x5 years). In the Sussex Coast sub-area, completions for the same period totalled 1,590 net dwellings which fell short of the housing requirement of 1,775 net dwellings (355x5 years). In the Rest of West Sussex area, completions totalled 557 net dwellings which fell short of the housing requirement of 625 net dwellings (125x5 years).

Completions over the period 2006-2011 averaged 429 net dwellings a year for the District. This figure remains unchanged when compared with the average net dwelling completions each year for the period 2006-2010. Average completions in the Sussex Coast sub-area were 318 net dwellings a year over the period 2006-2011. Average completions in the 'Rest of West Sussex' area were 111 dwellings a year over the same period.

The 429 net dwelling completions for the year 2010-2011 did not meet the South East Plan annual requirement, however, this figure represented an increase of a third compared with 320 net dwelling completions in the previous year. The increase of 109 net dwelling completions was split between 49 net dwelling completions in the Sussex Coast Sub-area and 60 net dwelling completions in the Rest of West Sussex Sub-area.

Net additional dwellings in future years and managed delivery target (Core output indicators H2c and H2d).

Housing trajectories for Chichester District, the Sussex Coast sub-area and the Rest of West Sussex sub-area are set out in Appendix 2. They show annual housing delivery over the

³ Includes the parts of the District within the National Park, together with the north-east of the District (Kirdford, Loxwood, Plaistow and Wisborough Green) and the villages of Camelsdale and Hammer.

period 2006-2026. The trajectories compare housing completions since 2006 and projected future housing supply against the South East Plan housing requirements.

The projected completions on identified sites comprise:

- Commitments on large sites of 6 or more dwellings with planning permission or allocated in the Local Plan for housing development, which are considered deliverable within the period;
- Projected housing yield over the period from small sites with planning permission (less than 6 dwellings);
- Further large sites with a clear commitment to come forward for housing development; and
- Other sites within Settlement Policy Areas that are identified in the Council's published Strategic Housing Land Availability Assessment (SHLAA) and meet the PPS3 deliverability criteria.

The identified large sites (6 or more dwellings) have been analysed individually to assess the phasing of completions by year, discounting any sites where development is considered unlikely to occur. For small sites (under 6 dwellings), housing which has already commenced is included, together with a discounted proportion (45%) of housing on sites not yet started.

Further information on the assessment of identified sites that are considered to have potential to deliver housing over the period to 2016 (in accordance with PPS3) is set out in the Five Year Housing Land Supply document 2012-2017. This is available separately on the Council's website.

The Chichester District trajectory shows 2,147 net dwellings completed in the period 2006-2011. Identified housing sites are expected to provide a further 2,620 net dwellings for the period 2011-2017 (this comprises the 2,454 net dwellings identified in the five-year supply to 2017, plus a further 166 net dwellings after 2017). Completions and identified sites will together contribute a total of 4,767 net dwellings for the period 2006-2026, leaving an outstanding requirement of 4,833 net dwellings to meet the district target of 9,600 net dwellings for the period.

The trajectory for the Sussex Coast sub-area shows 1,590 net dwellings completed in the period 2006-2011. Identified housing sites are expected to provide a further 1,991 net dwellings for the period 2011-2017 (this comprises the 1,825 net dwellings identified in the five-year supply to 2017, plus a further 166 net dwellings after 2017). Completions and identified sites will together contribute a total of 3,581 net dwellings for the period 2006-2026, leaving an outstanding requirement of 3,519 net dwellings to meet the district target of 7,100 net dwellings for the period.

The trajectory for the Rest of West Sussex sub-area shows 557 net dwellings completed in the period 2006-2011. Identified housing sites are expected to provide a further 629 net dwellings for the period 2011-2017. Completions and identified sites will together contribute a total of 1,186 net dwellings for the period 2006-2026, leaving an outstanding requirement of 1,314 net dwellings to meet the district target of 2,500 net dwellings for the period.

As shown, there are insufficient identified housing sites to meet district requirements to 2026, and new housing provision will be needed beyond 2015/16 for both the Sussex Coast and Rest of West Sussex sub-areas. Provision for this outstanding housing requirement will be made through the process of Local Plan preparation that is being undertaken separately by the District Council and the SDNPA which will determine the most suitable sites for allocation in their respective forthcoming Local Plans. In the short term, the District Council is encouraging additional sites suitable for housing outside the South Downs National Park that meet the criteria set out in the recently adopted Interim Statement on Facilitating Appropriate Development and Chichester City North Development Brief.

Five-year supply of deliverable housing sites (National Indicator 159)

Table 12: Predicted net additional dwellings (2011-2017)

Period	Predicted net additional dwellings		
	Chichester District	Sussex Coast	Rest of West Sussex
2011-2012	390	322	68
2012-2013	411	355	56
2013-2014	508	361	147
2014-2015	513	357	156
2015-2016	368	255	113
2016-2017	264	175	89
Total 2011-2017	2,454	1,825	629

Source: WSCC

The requirement to maintain a five-year supply of deliverable sites is set out in national planning policy.

The total number of net additional dwellings that are considered deliverable is expressed as a percentage of the planned housing provision (in net additional dwellings) for the five-year period. The calculations relate to the period from 1 April 2011 to 31 March 2017.

Taking account of housing completions in the period 2006-2011, the adjusted District housing requirement for the period 2011-2017 is 3,133 net dwellings. The identified supply of deliverable housing for the same period will provide 2,454 net additional dwellings, giving a potential shortfall of 679 net dwellings. This represents 78.3% of the required housing target for the period ($2,454 / 3,133 \times 100$).

For the Sussex Coast sub-area over the 2006-2017 period, the net remaining housing requirement totals 2,315 dwellings, taking into account dwellings built. The identified housing supply is 1,825 net dwellings, giving a potential shortfall of 490 dwellings in the 2011-2017 period. This represents 78.8% of the required housing target for the period ($1,825 / 2,315 \times 100$). For the Rest of West Sussex sub-area over the 2006-2017 period, the remaining housing requirement totals 818 net dwellings, taking into account dwellings built. The identified housing supply is 629 net dwellings, giving a potential shortfall of 189 dwellings for the 2011-2017 period. This represents 76.9% of the required housing target for the period ($629 / 818 \times 100$).

New and converted dwellings on Previously Developed Land (Core output indicator H3)

Table 13: Numbers and Percentage of Dwellings Built on Previously Developed Land 2006-2011

	Greenfield		Brownfield		Total Gross Completions
	Gross Units	% of total	Gross Units	% of total	
2006-2007	200	44.2%	252	55.8%	452
2007-2008	164	31.7%	354	68.3%	518
2008-2009	119	18.5%	524	81.5%	643
2009-2010	25	6.7%	347	93.3%	372
2010-2011	125	25.9%	358	74.1%	483
Total 2006-2010	508	20.6%	1,835	74.4%	2,468

Source: WSCC

Table 13 shows the numbers and percentage of dwellings built on Previously Developed Land (PDL). In 2010-2011, 74.1% of gross housing completions were on PDL (brownfield) sites. Although this is a lower percentage than achieved in 2009-2010, this still compares favourably with the Government's national target of 60%.

In June 2010, the Government amended the definition of Previously Developed Land to exclude private residential garden land. Therefore, for the year 2010-2011 housing completions on such sites have been categorised as greenfield development. However, the increase in the percentage of greenfield housing completions was a result of the development of larger sites (of six or more dwellings). These include Meadow Lodge, Lavant, Hall Hurst Farm, Loxwood, and at The Grange, Westhampnett as well as two rural exception sites at West Ashling and Oving.

A range of large and small sites contributed to PDL completions over the year 2010-2011, including Graylingwell, the former Shippams site and the former West Sussex Fire Brigade Depot. The housing developments at Graylingwell and Rousillon Barracks in Chichester will continue to contribute to PDL completions over the next few years.

Net additional Gypsy and Traveller pitches. (Core output indicator H4)

One planning application was granted on appeal during the period of 1 April 2009 to 31 March 2010 in relation to Gypsy and Traveller pitches:

- The Stables, Bracklesham Lane, Bracklesham. Permission for 1 pitch was granted on appeal on 22 December 2010;

Three appeals are pending decision:

- Merston Pheasantries (Vardoe), Merston, Oving, increase in number of pitches from 5 to 9;
- Plot A Ponds Farm, Newells Lane, West Ashling.
- Plot B Ponds Farm, Newells Lane, West Ashling.

One High Court Challenge pending decision:

Three Cornered Piece, East Harting Hollow Road, East Harting. The Secretary of State recommended that this appeal should be dismissed. However, the Gypsies lodged a High Court Challenge to the Secretary of State's decision, and the High Court has given them leave to appeal.

The partial review of the Regional Spatial Strategy for the South East undertaken in June 2009 recommended a target of 54 permanent pitches and 25 transit pitches up to the period 2016. However, the partial review was never adopted as formal policy.

The Local Plan will need to set out up to date targets. These will be derived from a new Gypsy and Traveller Study, which is yet to be commissioned.

Gross affordable housing completions (Core output indicator H5)

Gross affordable housing completions (built units) in 2010-2011 totalled 135 dwellings, representing 27.8% of total gross housing completions. This is a substantial improvement in performance compared with the previous year.

As set out in Table 14 below, the percentage of gross affordable housing completions in 2010-2011 is comparable to the levels achieved in the years 2006-2008 and the average for the period over the last five years. However, the level of gross affordable completions in 2010-2011 fell short of the Council's target of 150 new affordable dwellings a year.

Most of the affordable housing built in 2010-2011 was provided in association with private sector housing through the completion of a planning obligation (section 106 agreement) in accordance with the Council's Interim Statement on planning for affordable housing. For example, development at Graylingwell, Chichester, provided 51 affordable dwellings; Meadow Lodge, Lavant, 14 affordable dwellings; and the former gravel pit, Westhampnett, 13 affordable dwellings. A significant contribution was also made by the development of sites by Registered Social Landlords solely for affordable housing either under the 'Rural Exception' policy (Heather Close, West Ashling, 12 dwellings; Gribble Lane, Oving, 10 dwellings) or on sites within the built-up area.

The information on affordable and private sector housing completions is taken from data provided by West Sussex County Council. These figures vary to those used by the Housing Investment Team for the Housing Strategy Statistical returns to government as the Housing Investment Team's figures are based on completed affordable housing units at the date when they become **available for occupation**, whereas WSCC visit all sites during the summer months and approximate the completion dates. Both sets of figures are compared annually so that over the longer term the figures equate.

Table 14: Affordable housing completions in Chichester District 2006-2011

Year	Social Rented	Inter-mediate	Rural Exception Sites	All Affordable Housing	Private Sector	Total Housing	Affordable Housing as a % of Total
2006-2007	111	0	15	126	326	452	27.9%
2007-2008	127	0	13	140	378	518	27.0%
2008-2009	205	0	6	211	432	643	32.8%
2009-2010	69	6	0	75	297	372	20.2%
2010-2011	113	0	22	135	348	483	28.0%
2006-2011	625	6	56	687	1,781	2,468	27.8%

Source: WSCC

Over the past 5 years, the Council and its Registered Provider partners have been very successful in attracting over £23.5 million of investment from the Homes and Community Agency (HCA) to provide 687 units of new affordable housing. However, the Comprehensive Spending Review in the Autumn of 2010 reduced funding for new affordable housing by 60%. This was followed by the introduction by the HCA of a new funding framework, which has greatly reduced grant levels. Registered Providers are now expected to raise development funding for new homes by charging up to 80% of open market rents for their affordable homes, converting rent levels of existing stock to higher rent levels and disposing of surplus assets. Registered providers find themselves operating in an increasingly difficult environment as the cost of loan finance has significantly increased. Consequently they have become more risk adverse and in the short term have either ceased or reduced their development programme.

The delayed Local Plan, infrastructure constraints, the establishment of the National Park and the deceleration of the building industry are all expected to continue to contribute to restricting the supply of affordable homes in the short term.

The local authorities in West Sussex are working in partnership with the HCA to produce a Local Investment Plan, clearly setting out investment priorities to assist the HCA in ensuring future funding allocations are aligned to local priorities and result in best value.

Discussions have also been taking place with the developers and Registered Providers to explore new models of delivering affordable housing with minimal or no public subsidy to ensure the continued delivery of affordable housing within the constraints of the current economic climate. In the meantime affordable housing demand continues to increase at a rate greater than completions of new units.

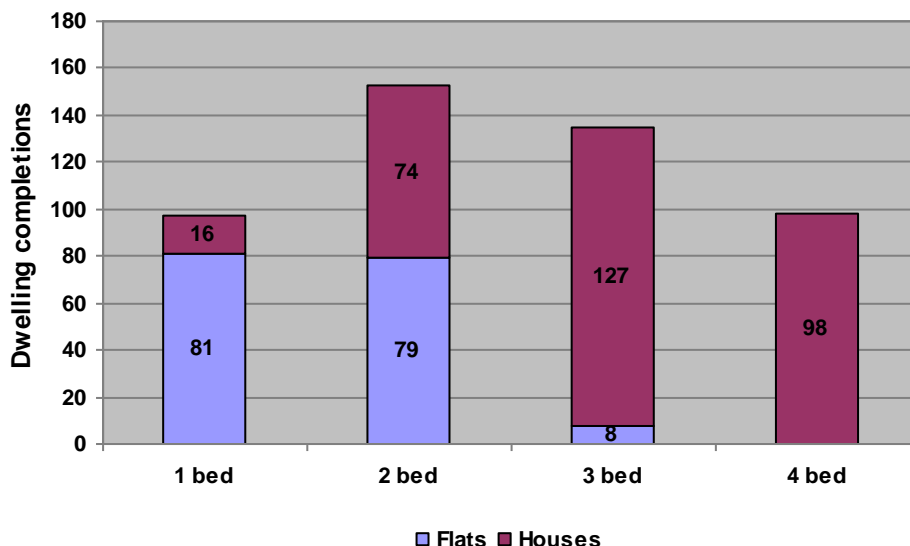
Housing quality Building for Life Assessments (Core output indicator H6).

No recorded Building for Life assessments were undertaken in Chichester District in the year ending 31 March 2011.

Dwelling completions by type (Local output indicator)

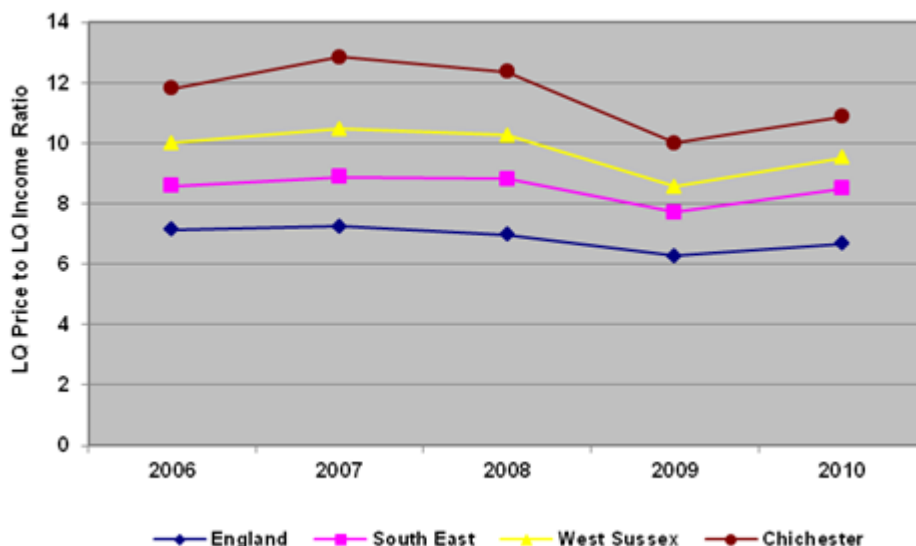
The proportion of 1 bedroom dwellings built increased from 15.6% to 20.1% over the monitoring period 2009//10 to 2010/2011, however the proportion of 2 bedroom dwellings built decreased over the same period from 44.1% to 31.7%. The proportion of 3 bedroom properties built remained the same at 28% whereas the proportion of 4 bedroom properties has increased from 12.6% to 20.3%.

Figure 9: Dwelling completions by type 2010-2011



Ratio of average local house prices to average local earnings (significant effects indicator)

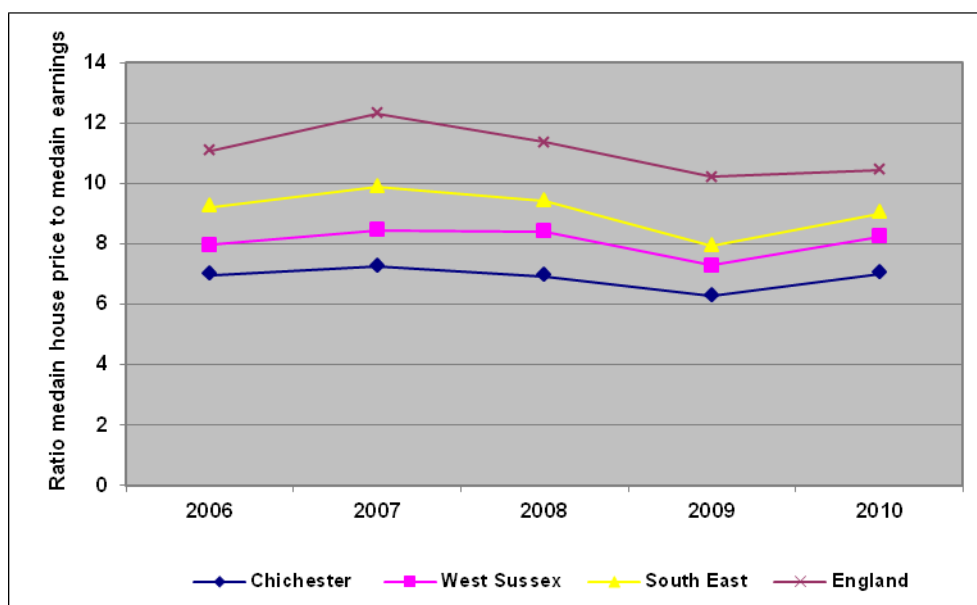
Figure 10: Ratio of lower quartile house price to lower quartile earnings (2006 to 2010)



Source: DCLG

Figure 10 analyses the ratio between lowest quartile earnings and lowest quartile house prices in Chichester District and compares this with regional and national data over the period 2006 to 2010. This ratio provides an indication of the affordability of entry level housing. The table shows that the relative affordability of entry level housing in Chichester District has been consistently lower than in West Sussex, the South East and England. In Chichester District the ratio of lower quartile house prices to lower quartile earnings increased from 10.0 in 2009 to 10.88 in 2010 indicating that entry level housing became less affordable over the 2009-2010. This is above the average ratio for West Sussex (9.53) and the comparative figures for the South East (8.51) and England (6.69).

Figure 11: Ratio of median house price to median earnings (2006 to 2010)



Source: DCLG

Similar trends are shown in Figure 11 for the ratio of median house price to median earnings. In Chichester District this ratio increased from 10.22 to 10.45 between 2009 and 2010, indicating that affordability is also significant for those on average incomes.

Full data for 2011 has not yet been published by the DCLG. However, the average house price for July to September 2011 was £365,527⁴ and the mean average salary for the District in 2011 was £28,813⁵. The ratio of average house price to salary is therefore 12.3. These figures are for mean averages and are not directly comparable with the DCLG data above, but highlight a continuing issue of affordability.

Environment

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. (Core output indicator E1)

The Environment Agency has been consulted on all relevant applications throughout the year and the Council has taken full account of all comments received.

Chichester District Council did not grant any planning permissions contrary to the advice of the Environment Agency on either flooding or water quality grounds between 1 April 2010 and 31 March 2011.

Change in areas of biodiversity importance (Core output indicator E2)

Monitoring of change in areas of biodiversity importance by the Council is supported by the work of the Sussex Biodiversity Record Centre (SBRC). The District Biodiversity Report prepared by the SBRC is set out in Appendix 3. This information will continue to be reviewed annually to identify any changes in priority habitats and species, and any change in designated areas.

⁴ Source: Land Registry

⁵ Source: Average Survey for Hours and Earnings, ONS

The tables at the beginning of the SBRC report provide a measure of the impact that permitted planning applications during the year 2010-2011 had on designated sites and habitats within the District. As this is a measure of change against permitted planning applications, habitats are not necessarily affected in a detrimental way. Some permitted development included will be of very minor impact and other development may indeed serve to enhance the habitat either directly or through the operation of planning agreements signed in conjunction with the planning permission. In terms of the change in the overall size of the various habitats, it is not possible to draw conclusions on a year-by-year basis as the habitat areas are only surveyed periodically. In addition, several of the designations overlap with each other and therefore it is not possible to use this data to calculate any 'total' quantity of protected sites or indeed total area of impact.

Condition of SSSIs in Chichester District

The SBRC also monitors the condition of Sites of Special Scientific Interest (SSSI). The pie charts set out in Appendix 3 enable comparisons between District and County levels. For Chichester District, 51% of the 225 designated SSSIs are considered to be in favourable condition, with the remaining 49% considered unfavourable. However, of the SSSIs categorised as in 'unfavourable' condition only 5 sites are considered to be declining, compared to 102 sites that are categorised as recovering and 3 sites where there has been no change to their 'unfavourable' condition. Opportunities offered through the planning system to maintain and enhance condition of SSSIs as a consequence of nearby development should be used to continue the recovery process

The Council's policies seek to protect designated sites and habitats sites from the harmful effects of development. It is considered that the Local Plan 'saved policies' adequately protect sites of nature conservation importance from the threat of inappropriate development, but this will continue to be monitored

Renewable Energy generation (Core Indicator: E3)

It is not possible to report fully on this indicator as there is now no single organization that comprehensively monitors renewable energy installations at the District scale. Also, many minor household installations, such as solar water heating panels, do not normally require planning permission and it is not possible for the Council to monitor these.

The Council's Interim Statement on Climate Change (adopted 2008) requires that applications for major development should provide 10% of the Dwelling CO2 Emission Rate or Building CO2 Emission Rate from on-site renewable sources. The following developments include renewable energy generation on site:

- **Graylingwell, Chichester** Planning permission 750 dwellings. The development meets Code Level 4 for Sustainable Homes. The heat and electricity produced from the gas powering a Combined Heating and Power plant (now operational on the site) is balanced out by on-site electricity generated by photovoltaics, with any excess being fed back into the national grid.
- **Roussillon Barracks, Chichester** Planning permission for 252 dwellings. As well as meeting Code Level 4 for Sustainable Homes giving an overall 60% reduction in carbon emissions, the development includes a wood pellet fuelled biomass district heating system to provide space heating and hot water.

The provisions on both sites go beyond the Interim Statement requirements for Level 2 Code for Sustainable Homes and 10% on-site renewables.

Chichester District Council household waste collected per head (Significant effects indicator) BVPI 84)

Landfill availability and capacity for waste disposal is running out within West Sussex. Whilst the amount of waste that is being sent to landfill is decreasing as a proportion of the amount generated, due to an increase in recycling and composting, almost all residual waste is currently disposed of via landfill. The County Council in 2010 entered into a 25 year contract with Biffa to provide for the alternative treatment of municipal residual waste. This will result in waste being subject to mechanical biological treatment, anaerobic digestion and thermal treatments that will recover materials and energy from the waste, and result in substantially reduced landfill. These alternative treatments are expected to be operational from 2013.

It is essential for communities to continue to maximise waste minimisation, recycling and composting to ensure residual waste is minimised.

Table 15: Household waste collected per head 2006-2011

Year	Kg Household Waste Collected per head
2006-2007	378.20Kg
2007-2008	392.33Kg
2008-2009	387.31kg
2009-2010	384.95kg
2010-2011	376.56kg

Source: CDC

In 2008/9 this performance indicator was changed to Residual Household Waste per Household.

Table 16: Residual Household waste collected per head 2008-2011

Year	Kg Household Residual Waste Collected per head
2008-2009	499.15kg
2009-2010	484.78kg
2010-2011	467.17kg

Source: CDC

Tables 15 and 16 show a decline both in household waste and residual household waste collected per head since 2008.

Household recycling and composting rate (Significant effects indicators BVPI 82a and b)

Table 17: Percentage of waste recycled 2006-2011

Year	Percentage of Waste Recycled
2006-2007	33.8%
2007-2008	37.55%
2008-2009	37.78%
2009-2010	39.23%
2010-2011	39.24%

Source: WSCC

Note: All figures are audited unless otherwise stated.

The introduction of twin wheeled bin waste and recycling services, completed district wide in October 2005, resulted in a substantial diversion of waste into recycling. The addition of a voluntary chargeable green waste service to households from September 2006 has further increased recycling, meeting and exceeding the Government's 30% recycling and composting target set for 2006. Table 17 shows that the current household waste recycling and composting rate is around 40%.

The Council began the collection of glass bottles and jars in its domestic recycling bins from December 2010 in common with the rest of West Sussex. The Council also launched new business recycling services enabling local businesses to recycle the same materials collected for recycling from domestic premises.

Average domestic water consumption - litres per day (Significant effects indicator)

Table 18: Average domestic water consumption 2001-2011

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2008/09	2009/10	2010/11
Portsmouth Water	159	157	161	159	160	161	153	165	162
South East Water	165	166	178	173	166	154	160	172	172
Southern Water	164	162	166	162	153	146	163	145	154

Source: Ofwat

Table 18: shows the decrease in water consumption for Southern Water is due to a public relations campaign to make people more aware of water use, along with a reduction in leakage levels with repairs to mains etc. The Ofwat household water consumption target is 120 litres per day.

South East Water has minimal coverage in the district. Average water consumption per capita in the region is stable although higher than the industry average across other regions, which in 2009 was 146 litres per day. There is a concern that future development, and in particular the trend towards low occupancy households will cause an upturn in demand in future years.

Carbon Dioxide Emissions (Significant effects indicator)

The Department for Energy and Climate Change issued 2009 CO₂ emissions data for Chichester District in September 2011. As part of that statistical release they also revised

the 2005, 2006, 2007 and 2008 data so all the figures are different from those given in the previous AMR.)

Table 19: Summary of Carbon Dioxide emissions from Chichester District 2005-09 (x1000 tonnes)

Sector	2005	2006	2007	2008	2009
Industrial, Commercial and Agriculture - Electricity	155.7	163.0	154.6	163.3	155.5
Industrial, Commercial and Agriculture - Gas	96.7	80.0	83.1	81.7	76.6
Industry and Commercial – Other	97.2	92.1	88.4	85.4	88.9
Domestic - Electricity	152.3	154.6	150.2	150.4	135.7
Domestic - Gas	115.7	114.3	110.0	111.8	100.3
Domestic - Other, including oil	60.5	60.7	56.1	59.2	59.4
Road Transport – ‘A’ Roads	195.6	189.9	191.8	184.3	177.9
Road Transport – Other roads	155.9	154.1	154.5	144.7	138.6
Total	1,030	1,009	989	981	933
Population Count (thousands)	109.1	109.9	110.6	111.8	112.6
Emissions per capita (tonnes)	9.4	9.2	8.9	8.8	8.3
Per capita reduction in CO₂ Emissions from 2005 levels (former NI 186)	0%	2.1%	5.4%	6.4%	11.7%
Industrial Emissions per capita (tonnes)	3.2	3.0	2.9	2.9	2.8
Domestic Emissions per capita (tonnes)	3.0	3.0	2.9	2.9	2.6
Transport Emissions per capita (tonnes)	3.2	3.1	3.1	2.9	2.8

All data from the Department for Energy and Climate Change (former National Indicator 186 methodology)

Performance up to 2009 on the former LAA target of a 9.5% reduction in West Sussex’s CO₂ emissions between 2005 and 2011 (Significant effects indicator)

Table 20: Per-capita CO₂ emissions (tonnes) 2005-2009 Source: Department for Energy and Climate Change

Area	2005	2006	2007	2008	2009	% reduction 2009, compared to 2005
Adur	5.9	5.8	5.3	5.5	5.0	16%
Arun	6.0	5.8	5.6	5.5	5.0	16%
Chichester	9.4	9.2	8.9	8.8	8.3	12%
Crawley	7.7	7.8	7.6	7.5	6.6	15%
Horsham	8.4	8.2	8.0	7.4	6.7	20%
Mid-Sussex	7.4	7.3	7.1	6.9	6.4	12%
Worthing	5.6	5.6	5.4	5.2	4.7	16%
West Sussex	7.3	7.2	7.0	6.7	6.2	15%

There was a former Local Authority Agreement (LAA) target of a 9.5% reduction in West Sussex's CO₂ emissions between 2005 and 2011. The LAA has now been abolished, but the latest data shown in Table 20 indicates that all the Districts and the County as a whole have more than met the target by 2009.

The Department of Energy and Climate Change produces data on electricity and gas consumption at a district level. The latest figures are available for 2009, which are summarised in Table*. It should be noted that this information includes both domestic and commercial consumption, but does not include oil, coal and LPG used for space heating. This table has been edited from the previous AMR, it no longer includes information on average consumption, which is considered to be misleading. *(Note: The no. of customers = the number of households/businesses that consume electricity + the number of households/businesses that consume gas).*

Table 21: Electricity and gas consumption 2006-2009

Electricity and Gas Sales (GWh)				Total Number of Customers			
2006	2007	2008	2009	2006	2007	2008	2009
1,628	1,626	1,586	1,538	95,100	93,800	97,300	98,300

Source: Department for Energy and Climate Change

Table 21 shows that whilst customer numbers grew during 2008 to 2009, the amount of electricity and gas consumed was less than in previous years. It is hard to determine whether this was due to greater energy efficiency, or simply that the weather was less harsh over the winter periods.

Development Management

Planning applications

Table 22: Planning applications decided within the 8 and 13 week deadlines 2009-2011

	Major applications ⁶			Minor applications ⁷			Other applications ⁸			Total
	Total	13 wks or less	% 13 wks or less	Total	8 wks or less	% 8 wks or less	Total	8 wks or less	% 8 wks or less	
2009/2010	39	27	69%	388	262	68%	1,127	845	75%	1,554
2010/2011	31	18	58%	463	259	56%	1,731	1288	74%	2,225

Source: CDC

The number of planning applications determined increased in Chichester District by over 40% from 1,554 in 2009/10 to 2,225 in 2010/2011. The increased number of applications had an impact on performance in the determination of major and minor applications. The percentage of applications determined in 2010/2011 within 13 weeks for major applications and 8 weeks for minor applications was lower than in 2009/2010 and did not meet the respective national targets of 60% and 65% for these categories of application.

Although there was an increase of over 600 applications in the 'Other' category (householder, changes of use, etc.) the percentage of applications determined within the 8 week period was maintained. However, this performance but did not quite meet the national target 80% of such applications to be determined within eight weeks.

It should be noted that this data does not include certain types of planning applications, for example applications to carry out work to trees with preservation orders, non-material amendments and prior notification applications. In addition, pre-application advice enquiries are also excluded.

Planning appeals

Table 23: Planning appeal decisions 2009-2010

Appeal decisions	Allowed		Dismissed/ Upheld		Withdrawn		Part Allowed / Dismissed		Total
2009/2010	23	26%	53	61%	9	10%	2	2%	87
2010/2011	23	24%	61	64%	11	12%	0	0%	95

Source: CDC

The outcome of appeals against refusals of planning permission decided between 1 April 2010 and 31 March 2011 was analysed to provide information on the support given by Planning Inspectors to Council decisions based on policies in the adopted Local Plan.

⁶ e.g. 10 or more dwellings, commercial (more than 1000m2)

⁷ e.g. 1-9 dwellings, commercial (less than 1000m2)

⁸ e.g. householder, changes of use

A total of 95 appeals were decided of which 64% were dismissed, 24% were allowed and 12% were withdrawn. This compares favourably with the previous monitoring year when out of a total of 87 appeals, 26% were allowed.

Planning Obligations

Planning obligations seek to ensure that development is not permitted unless the infrastructure or facilities made necessary by the development are available, or will be provided at the appropriate time. Infrastructure is typically delivered through planning obligations secured via Section 106 (S106) agreements. Between 1 April 2010 and 31 March 2011, sixteen new Section 106 agreements were signed. Table 24 shows the financial contributions due against these agreements.

Table 24: Financial contributions secured through planning obligations 2010-2011

To Chichester District Council	Payments due
CCTV	£0.00
Public Art	£0.00
Recycling	£24,578.00
Leisure	£385,056.00
Community Facilities	£799,450.00
Affordable Housing	£67,200.00
Public Open Space	£6,000.00
Chichester Harbour SPA	£230,340.00
Total	£1,512,624.00
To West Sussex County Council	Payments due
Sustainable Transport	£291,822.00
Highways	£82,750.00
TAD	£248,858.00
Education	£1,261,884.92
Civic Amenity	£45,000.00
Libraries	£54,459.00
Total	£1,984,773.92

The overall £3,497,398 secured through s106 agreements comprises the following financial contributions from the following developments granted planning permission:

- Rousillon Barracks, Chichester (252 dwellings) - £1,959,936
- Marshalls Mono Site, Hambrook (86 dwellings) - £518,569
- Portfield Football Ground, Chichester (80 dwellings) - £321,776
- North of Clay Lane, Fishbourne, (50 dwellings) - £220,405
- 30 The Avenue, Hambrook (22 dwellings) - £162,088
- Windmill Park, Halnaker (31 dwellings) - £149,526
- Abbeyfield House, Westbourne (7 dwellings) - £73,952
- Salthill Road, Fishbourne (20 dwellings) - £91,146

There was one new S106 agreement for the South Downs National Park, but the obligation due is non-financial and therefore not included in the above.

Abbreviations and Glossary

Adoption – The final confirmation of a development plan or Local Development Document as having a statutory status by a Local Planning Authority.

Affordable Housing – The definition in PPS3 is: ‘*Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:*

– *Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*

– *Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.*

Affordable rented housing – The definition in PPS3 is: ‘*Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.*’

Allocations - Sites identified for specific uses such as Housing, Employment or Community Facilities.

Annual Monitoring Report (AMR) – This enables the local authority to assess the extent that the policies and proposals set out in all the Local Development Documents are being achieved. The AMR allows the local planning authority to identify when a review of policies or proposals will be necessary. It is submitted to the Local Government Office annually.

Areas of Outstanding Natural Beauty (AONB) – Areas designated by Natural England with the primary purpose of conserving and enhancing their natural beauty. They are nationally important precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them. Together with National Parks they enjoy the highest level of protection through the planning system. Recreation is not an objective of designation but AONBs should be used to meet the demands for recreation as far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other users. In pursuing the primary objective of designation, account should be taken of the need to safeguard agriculture, forestry, other rural industries and of the economic and social needs of local communities.

Biodiversity – The range and diversity of life, including all plants and animals and their genetic diversity, and the ecosystems of which they are part of.

BREEAM – Building Research Establishment Environmental Assessment Method - The BREEAM family of assessment methods and tools are all designed to help construction professionals understand and mitigate the environmental impacts of the developments they design and build.

Brown Field Sites

See *Previously Developed Land (PDL)*.

Code for Sustainable Homes – A framework that measures the environmental performance of new homes against a range of criteria and standards.

Community Infrastructure Levy (CIL) - A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.

Conservation Area – An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas Act) 1990. There is a statutory duty to preserve or enhance the character, appearance or setting of these areas.

Contextual indicators - Indicators that measure change in the wider social, economic, and environmental background against which policies operate. As such they help to relate policy outputs to the local area.

Core Strategy (CS) – This document is the principal Development Plan Document, which sets out the long term spatial vision for the District, as well as strategic objectives for the area and core policies. All other development plan documents have to conform to it.

Department for Communities & Local Government (DCLG) - Sets policy on local government, housing, urban regeneration, planning and fire and rescue, and has responsibility for all race equality and community cohesion issues in England. It also has responsibility for building regulations, fire safety and some housing issues in England and Wales.

Developer Contributions - Financial and physical contributions necessary and directly related to the needs of a development for infrastructure and community facilities. They are usually secured by the use of a planning obligation.

Development Management (/DM) –The activity of the local planning authority to decide whether development may proceed and thus planning permission be given, with reference to the development plan for the area and other material considerations.

Development Plan –The development plan comprises the Regional Spatial Strategy (South East Plan) and locally adopted Development Plan Documents, within the Local Development Framework. It also contains any ‘saved’ plans or policies that affect the area. Together these make the policies to be taken into account when determining planning applications.

Development Plan Document (DPD) – Spatial planning documents prepared by local authorities that are subject to independent examination by a Government Inspector. They include the Core Strategy, site-specific allocations of land and development control policies. A document that carries full weight in the determination of planning applications.

Employment Land Review (ELR) – A background study understanding land and property markets and the type of interventions that might be required to bring employment land forward alongside new housing growth. These are a key tool in identifying and securing business land to meet market needs and to meet growth and regeneration policy objectives.

English Heritage (EH) – Statutory organisation responsible for protecting and promoting the historic environment in England.

Environment Agency (EA) – A national organisation set up with effect from April 1996, assuming the responsibilities for environmental matters previously held by the National Rivers Authority, Her Majesty’s Inspectorate of Pollution, and the Waste Regulation Authorities.

Evidence Base - A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the District. It is used to justify the ‘soundness’ of the policy approach in Development Plan Documents.

Examination - An opportunity for comments on submitted documents to be considered by an independent inspector appointed by the Government. The purpose of the Examination is to consider whether a document is ‘sound’.

Flood Risk Assessment (FRA) - An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Flood Risk Zones –

- Zone 1 Low Probability – this zone comprises land assessed as having a less than 1 in 1000 chance of river and sea flooding in any year (<0.1%);
- Zone 2 Medium Probability – this zone comprises land assessed as having between a 1 in 100 and 1 in 1000 chance of river flooding (1% - 0.1%) and between 1 in 200 and 1 in 1000 chance of sea flooding (0.5% - 0.1%) in any year;
- Zone 3a High Probability – this zone comprises land assessed as having between a 1 in 100 or greater chance of river flooding (>1 %) and a 1 in 200 or greater chance of flooding from the sea (>0.5%) in any one year;
- Zone 3b The Functional Floodplain – this zone comprises land where water has to be stored in times of flood.

Greenfield Land – Term used to indicate land which has not been used / built on to date, usually meaning farmland or open space.

Green Infrastructure (GI) – Green Infrastructure is a network of multi-functional open spaces which include woodland habitats, parks, allotments, open countryside and other natural areas, that are protected for their habitat and/or cultural heritage values.

Habitat – The natural home of an animal or plant, often designated as an area of nature conservation interest.

Habitats Regulation Assessment (HRA) – The European Habitats Directive (92/43/EC) requires ‘appropriate assessment’ of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on national and international designated sites.

Highways Agency - An executive agency of the Department of Transport. The Highways Agency is responsible for operating, maintaining and improving the strategic road network of England.

Home & Communities Agency (HCA) – An agency whose role is to create opportunity for people to live in high quality, sustainable places. It provides funding for affordable housing, brings land back into productive use and improves the quality of life by raising standards for the physical and social environment.

Horticultural Development Areas (HDA) – Designated areas for Horticulture, the purpose of which is to promote this important sector of agriculture while protecting the environment and amenities of residents.

Housing Trajectory - A housing trajectory is a planning tool to facilitate monitoring and management of housing delivery by providing information on past and anticipated completions across a period of time.

Index of Multiple Deprivation (IMD) - The Index of Multiple Deprivation is a measure of multiple deprivation at the small area level. The factors taken into consideration are income, employment, health and disability, education, skills and training, barriers to housing and services, crime and living environment.

Infrastructure –Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Infrastructure Delivery Plan – This will set out the current planned and required infrastructure, when it will come forward, who will be leading on each aspect and funding responsibilities.

Inspector’s Report – A report issued by an independent Inspector regarding the planning issues debated at the independent examination of a development plan or planning inquiry. Reports into DPDs are binding on local authorities.

Intermediate Housing – Defined in PPS3 as: ‘*Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (eg. Homebuy), other low cost homes for sale and intermediate rent*’.

Listed Building - A building of special architectural or historic interest designated by English Heritage and included on a statutory list. They are graded I, II* or II, with Grade I being the highest.

Local Development Document (LDD) –The term for a document within the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

Local Development Framework (LDF) – The collective name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme (LDS) –. A timetable and project plan for the production of all Local Development Documents relating to a LDF.

Local Output Indicators

These are variables against which performance is measured.

Local Planning Authority (LPA) – The authority or council that is empowered by law to exercise planning functions. These include city, borough, metropolitan, district, national parks and County Councils.

Local Strategic Partnership (LSP) – A partnership of significant local stakeholders, including public, private and voluntary sectors, who are responsible for the preparation, implementation and monitoring of the District-wide Sustainable Community Strategy. Chichester District’s Local Strategic Partnership is known as Chichester In Partnership.

Localism Act - An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects. Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.

National Planning Policy Framework (NPPF) - The National Planning Policy Framework (NPPF) will set out the Government’s priorities for planning in England. It will replace the current raft of planning policy guidance notes and statements (PPGs and PPSs).

Natural England – Statutory organisation responsible for natural resources in England. It works to enhance biodiversity, landscapes and wildlife in rural, urban, coastal and marine areas; promoting access, recreation and public well-being, and contributing to the way natural resources are managed so that they can be enjoyed now and in the future.

Neighbourhood Plans - Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.

OFWAT – The Water Services Regulation Authority that is the economic regulator of the water and sewerage companies in England and Wales. They are there to make sure that the companies provide household and business customers with a good quality service and value for money.

Planning Permission - Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline planning permission, or be sought in detail through full planning permission.

Planning Obligations and Agreements – Legal agreements between the planning authority and the developer, or undertakings offered unilaterally by a developer, that ensure that certain works related to a development are undertaken or contributions made to the provision of infrastructure or facilities. Sometimes called Section 106 agreements.

Planning Policy Guidance Note (PPG) /Planning Policy Statement (PPS) – National planning statements produced by the Government. All planning policies at a regional, county and district/ borough level, and the determination of all planning applications must to have regard to them. PPSs will replace existing Planning Policy Guidance.

Previously Developed Land (PDL) - Land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Previously developed land occurs in rural and urban areas, but does not include private residential gardens or agricultural or forestry land and buildings. Also known as Brownfield Land. A detailed definition is set out in PPS3: Housing, Annexe B.

Protected species – Plants and animals afforded protection under certain Acts of Law and Regulations.

Ramsar Sites - Wetlands of international importance, particularly as waterfowl habitats, designated under the Ramsar Convention.

Regional Spatial Strategy (RSS) – A planning policy document that sets out a region's strategic policies in relation to the development and used of land. It forms part of the development plan, and Local Development Frameworks should be in generally conformity with the Regional Spatial Strategy. See 'South East Plan'.

Renewable Energy - Energy obtained from sources which are generated without the use of fossil fuels from sources that will not be depleted, for example from the sun, wind, plants, waves, and geothermal energy from the earth.

Rural Exception Sites – Small sites, within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.

Saved Policies - Development Plan policies that have been saved for a limited period until they are incrementally replaced by policies in local development documents, once adopted.

Scheduled Ancient Monument (SAM) - A nationally important archaeological site included in the Schedule of Ancient Monuments maintained by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement – See Planning Obligation

Significant effects indicator - An indicator that measures the significant effects of the plan. These effects could be social, economic or environmental and the criteria by which they are judged 'significant' is set out in the SA/SEA.

Sites of Nature Conservation Importance (SNCI) – A non-statutory designation made by West Sussex County Council. Their special characteristics mean they are high priority sites and their maintenance is important.

Sites of Special Scientific Interest (SSSI) – A site notified under the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000 for their flora, fauna, and geological or physical features.

Site Specific Allocations – These are allocations clearly identified with mapped boundaries for specific types of development in Development Plan Documents. The policies in the Development Plan Document will identify any specific requirements for individual proposals.

Social Rented Housing – Defined in PPS3 as: *'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'*

Soundness – The independent Inspector will consider the soundness of the Core Strategy and other LDF documents. This involves consideration of issues such as whether the content of the plan is based on robust evidence, whether the plan has been produced in accordance with the Statement of Community Involvement and national and regional planning policy.

South Downs National Park (SDNP) – The South Downs National Park was designated by Natural England with the two purposes of conserving and enhancing its natural beauty and promoting opportunities for enjoyment and public understanding of the Park. National Parks are nationally important precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them. Together with Areas of Outstanding Natural Beauty they enjoy the highest level of protection through the planning system. The South Downs National Park Authority also has a duty to seek to foster the economic and social well-being of the local communities within the SDNP.

South East Plan (SEP)– The Regional Spatial Strategy for South East England produced by the former South East of England Regional Assembly (SEERA). It sets out a vision for the future of the South East region to 2026, outlining how the response to challenges facing the region such as housing, the economy, transport and protecting the environment. In addition, the South East Plan contains more detailed policies for nine sub-regions where a distinct approach is required to deal with important strategic issues that cross local authority boundaries. In the South East Plan, the south of Chichester District is covered by a sub-regional strategy for the Sussex Coast.

Spatial Planning – Spatial planning goes beyond traditional land use planning to bring together and integrate policies and programs, which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be implemented by other means.

Special Area of Conservation (SAC) – An internationally important site for habitats and/or species, designated as required under the EC Habitats Directive.

Special Protection Area (SPA) – A site of international importance for birds, designated as required by the EC Birds Directive.

Strategic Environmental Assessment (SEA) – The European ‘SEA Directive’ (2001/42/EC) requires a formal ‘environmental assessment’ of certain plans and programmes, including those in the field of planning and land use. May be integrated with Sustainability Appraisal (SA).

Strategic Housing Land Availability Assessment (SHLAA) – A background study to support the delivery of sufficient land for housing to meet the community’s need for more homes. These assessments are required by national planning policy as set out in Planning Policy Statement 3 (PPS3).

Strategic Housing Market Assessment (SHMA) – A study into how local authorities can develop a good understanding of how housing markets operate, particularly in terms of need and demand in their communities. Reflecting the objectives and approach set out in draft PPS3, it is primarily intended to assist local authorities and their stakeholders to plan for housing in sub-regional housing markets.

Supplementary Planning Document (SPD) – A document that provides additional information and guidance relating to policies in Development Plan Documents. They form part of the Local Development Framework. Public involvement is required in its production, but no examination takes place before the Council adopts it.

Sustainability Appraisal (SA) – A tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. economic, social and environmental factors). It incorporates Strategic Environmental Assessment (SEA). Sustainability Appraisal is required under the 2004 Planning and Compulsory Purchase Act to be carried out on all Development Plan Documents and certain Supplementary Planning Documents

Sustainable Community Strategy (SCS) – A document produced by Local Strategic Partnerships (LSP). The strategy provides a vision for the area and a series of actions needed to deliver that vision. The vision and actions should promote or improve the economic, social and environmental well being of our area. The actions carried out through the planning system will help to deliver parts of the Sustainable Community Strategy (those that relate to development and use of land).

Sustainable Development – Development, which meets the needs of the present generation without compromising the ability of future generations to meet their own, needs.

Unidentified (Windfall) Site - A site not allocated in the Development Plan which unexpectedly comes forward for development during the plan period.

Zero Carbon Development – A development that achieves zero net carbon dioxide emissions from energy on site, measured on an annual basis.

Appendix 1: Schedule of Saved Local Plan Policies

POLICIES CONTAINED IN THE CHICHESTER DISTRICT COUNCIL LOCAL PLAN FIRST REVIEW 1999

Policy Number	Policy Title/Purpose
RE1	Development in the Rural Area generally
RE4	Areas of Outstanding Natural Beauty – Chichester Harbour and Sussex Downs: Protection of Landscape Character
RE5	North-Eastern Part of District
RE6	Strategic Gaps
RE7	Nature Conservation- Designated Sites
RE8	Nature Conservation- Non-designated Sites
RE11 A	Horticultural Development: Areas for Horticultural Development
RE11B	Horticultural Development Elsewhere
RE12	Rural Diversification
RE14	Conversions in the Rural Area
RE15	Major Institutions
RE17	Community Facilities in the Rural Area
RE19	Removal of Agricultural Workers' Dwelling Conditions
RE21	Safeguarding Existing Travelling Showpeople's Sites
RE23	Safeguarding Existing Gypsy Sites
RE28	Historic Parks and Gardens
RE29	Telecommunications Development
C1	Waterside Management
C2	Intertidal Structures
C3	Managed Realignment
C4	Reclamation and Dredging
C5	Resident Fleet
C6	Moorings to Deep Water/Dry Berth Transfers
C7	Boatyards and Marinas
C8	Thorney Island
C9	Sea Defence and Coast Protection Works

Policy Number	Policy Title/Purpose
C10	Access for Coast Protection and Sea Defence Works
C11	Harsh Marine Environment Setback Line
C12	Coastal Path
BE1	Settlement Policy Areas
BE2	Loss of Community Facilities
BE3	Archaeology
BE4	Buildings of Architectural or Historic Merit
BE5	Alterations to Listed Buildings
BE6	Conservation Areas
BE9	Advertisements
BE11	New Development
BE12	Alterations, Extensions and Conversions
BE13	Town Cramming
BE14	Wildlife Habitat, Trees, Hedges and Other Landscape Features
BE16	Energy Conservation
TR3	Existing Car Parks – Chichester Conservation Area
TR4	Park and Ride
TR5	Other Existing Car Parks
TR6	Highway Safety
TR8	Catering for Cyclists and Pedestrians
TR9	Public Transport
TR10	Highway Safeguarding
TR12	Chichester to Midhurst Disused Railway Line
TR13	Roadside Facilities
H1	Dwelling Requirement
H3	Polluted Sites
H4	Size and Density of Dwellings
H5	Open Space Requirements
H6	Maintenance of Open Space
H8	Social and Low Cost Housing in Settlement Policy Areas
H9	Social Housing in the Rural Area

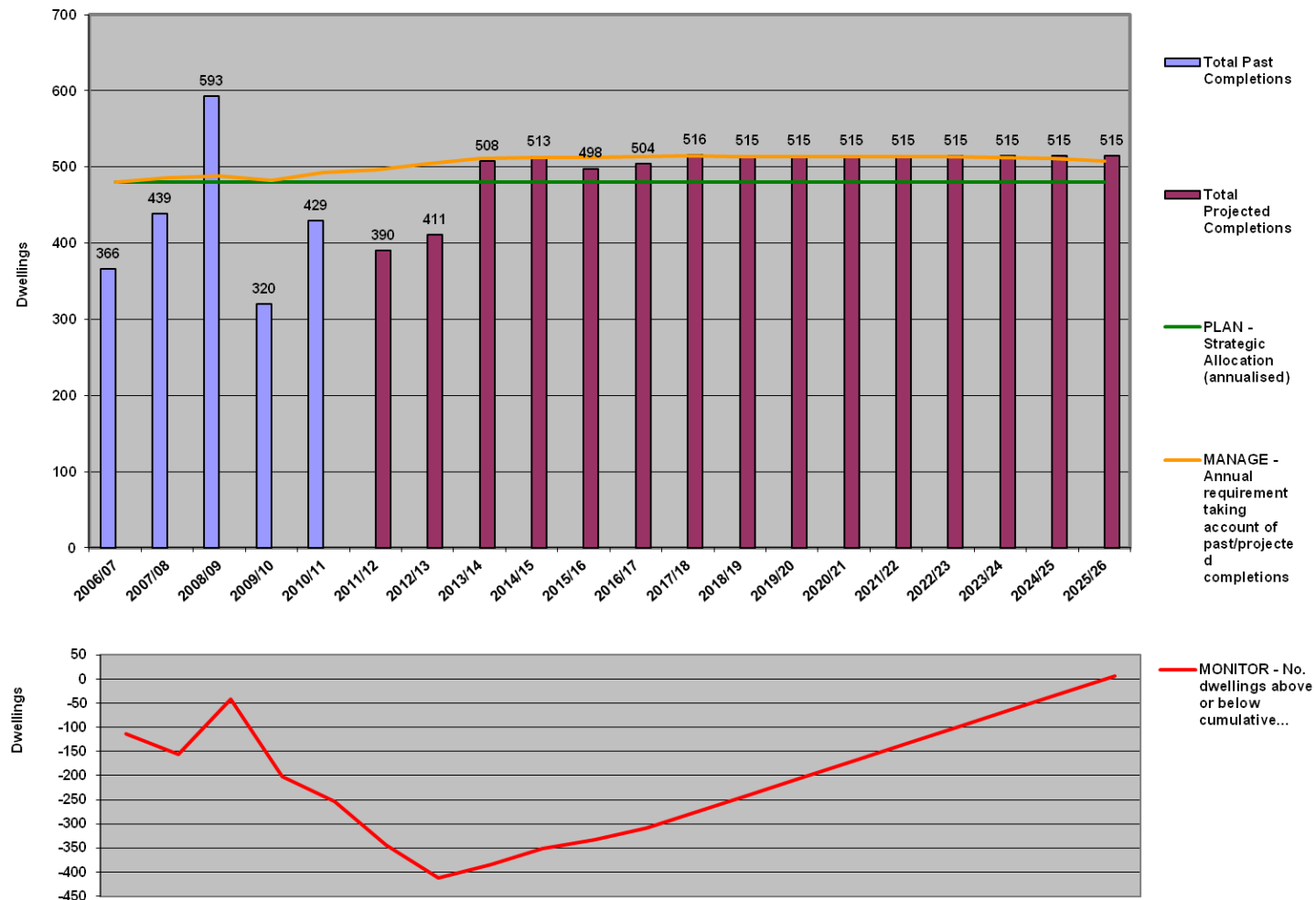
Policy Number	Policy Title/Purpose
H10	Loss of Dwellings
H11	Residential Caravans
H12	Replacement Dwellings and Extensions in the Rural Area
B1	Floorspace Provision
B5	Rural Area – New Build and Extension
B6	Redevelopment of Authorised Uses
B8	Safeguarding Business Floorspace
B9	Airport Related Development
S1	Chichester Shopping Centre – Additional Retail Floorspace
S2	Chichester- Primary Shopping Frontage
S3	Chichester – Secondary Shopping Frontage
S4	Out-of-centre sites - Chichester
S6	East Wittering, Midhurst, Petworth and Selsey Shopping Centres
R2	Provision of Facilities in Rural Area
R3	Existing and Allocated Open Space
R4	Public Rights of Way and Other Paths
R5	Chichester Canal and Wey & Arun Canal
R6	Equestrian Facilities
R8	Noisy Sports
T1	Accommodation and Facilities
T3	Provision in Rural Areas
T4	Provision in Areas of Outstanding Natural Beauty
T6	Occupancy Periods for Holiday Accommodation
T7	Touring Caravans and Tented Camping
T9	Change of Use from Touring to Static Holiday Caravan Sites
T10	Winter Storage of Touring Units

Appendix 2: Housing Trajectories

Chichester District Housing Trajectory 2006-2026 (as at 31 March 2011) Source: WSCC/CDC

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - Sites 6 or more units	264	384	480	240	315															
Past Completions - Sites less than 6 units	102	55	113	80	114															
Projected Completions - Identified sites 6 + units						264	323	449	503	368	264	106	60	0	0	0	0	0	0	0
Projections Completions - Identified sites less than 6 units						126	88	59	10	0	0	0	0	0	0	0	0	0	0	0
Sites to be identified through LDF										130	240	410	455	515	515	515	515	515	515	515
Total Past Completions	366	439	593	320	429															
Total Projected Completions				0	0	390	411	508	513	498	504	516	515	515	515	515	515	515	515	515
Cumulative Completions	366	805	1398	1718	2147	2537	2948	3456	3969	4467	4971	5487	6002	6517	7032	7547	8062	8577	9092	9607
PLAN - Strategic Allocation (annualised)	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480
- Cumulative requirement	480	960	1440	1920	2400	2880	3360	3840	4320	4800	5280	5760	6240	6720	7200	7680	8160	8640	9120	9600
MONITOR - No. dwellings above or below cumulative allocation	-114	-155	-42	-202	-253	-343	-412	-384	-351	-333	-309	-273	-238	-203	-168	-133	-98	-63	-28	7
MANAGE - Annual requirement taking account of past/projected completions	480	486	489	482	493	497	505	512	512	512	513	514	514	514	514	514	513	513	512	508

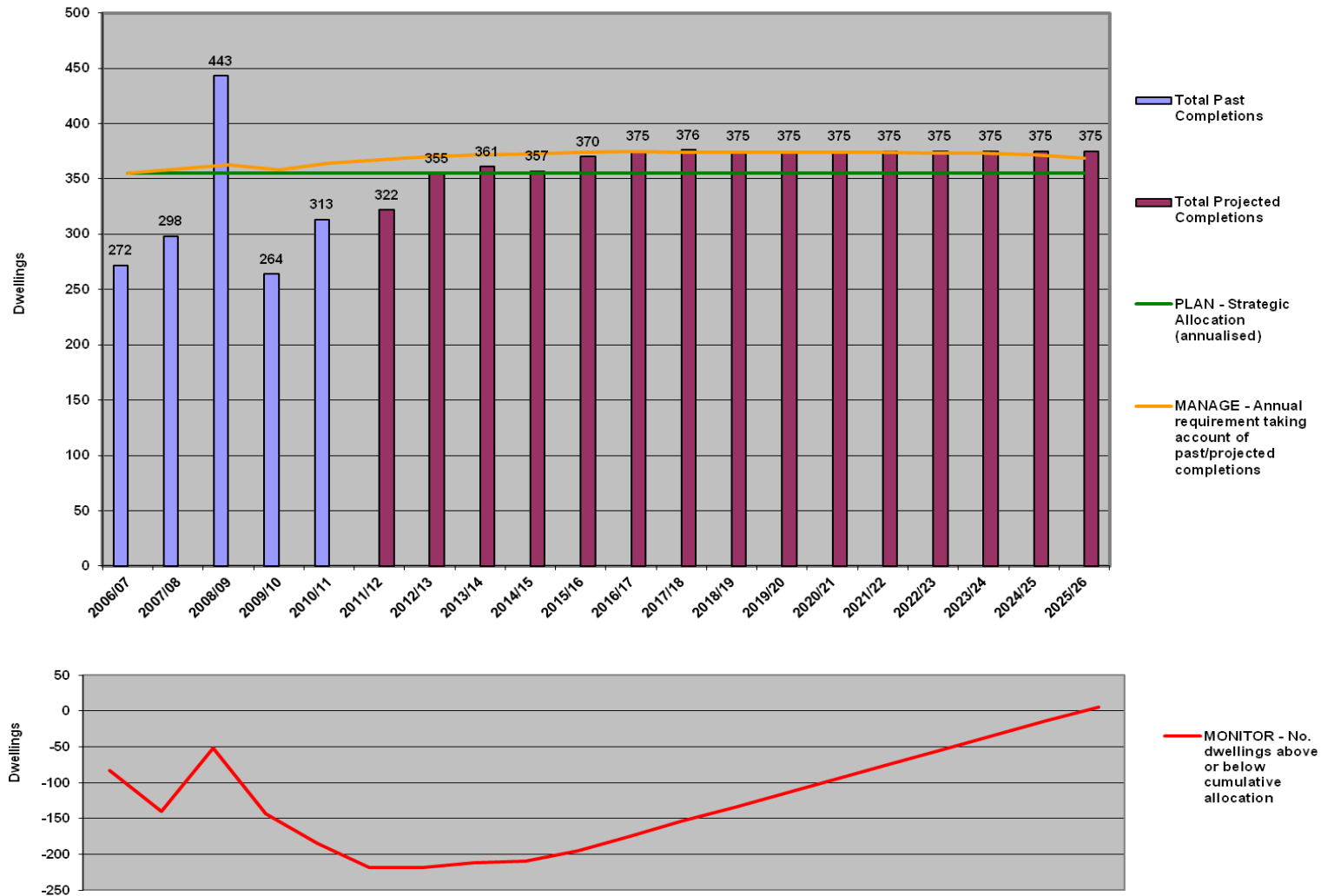
Chichester District Housing Trajectory 2006-2026 Charts (as at 31 March 2011). Source: WSCC/CDC



Chichester District: Sussex Sub-area Housing Trajectory 2006-2026 (as at 31 March 2011) Source: WSCC/CDC

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - Sites 6 or more units	209	262	372	214	244															
Past Completions - Sites less than 6 units	63	36	71	50	69															
Projected Completions - Identified sites 6 + units						245	302	325	351	255	175	106	60	0	0	0	0	0	0	0
Projections Completions - Identified sites less than 6 units						77	53	36	6	0	0	0	0	0	0	0	0	0	0	0
Sites to be identified through LDF										115	200	270	315	375	375	375	375	375	375	375
Total Past Completions	272	298	443	264	313															
Total Projected Completions				0	0	322	355	361	357	370	375	376	375	375	375	375	375	375	375	375
Cumulative Completions	272	570	1013	1277	1590	1912	2267	2628	2985	3355	3730	4106	4481	4856	5231	5606	5981	6356	6731	7106
PLAN - Strategic Allocation (annualised)	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355
- Cumulative requirement	355	710	1065	1420	1775	2130	2485	2840	3195	3550	3905	4260	4615	4970	5325	5680	6035	6390	6745	7100
MONITOR - No. dwellings above or below cumulative allocation	-83	-140	-52	-143	-185	-218	-218	-212	-210	-195	-175	-154	-134	-114	-94	-74	-54	-34	-14	6
MANAGE - Annual requirement taking account of past/projected completions	355	359	363	358	364	367	371	372	373	374	375	374	374	374	374	374	374	373	372	369

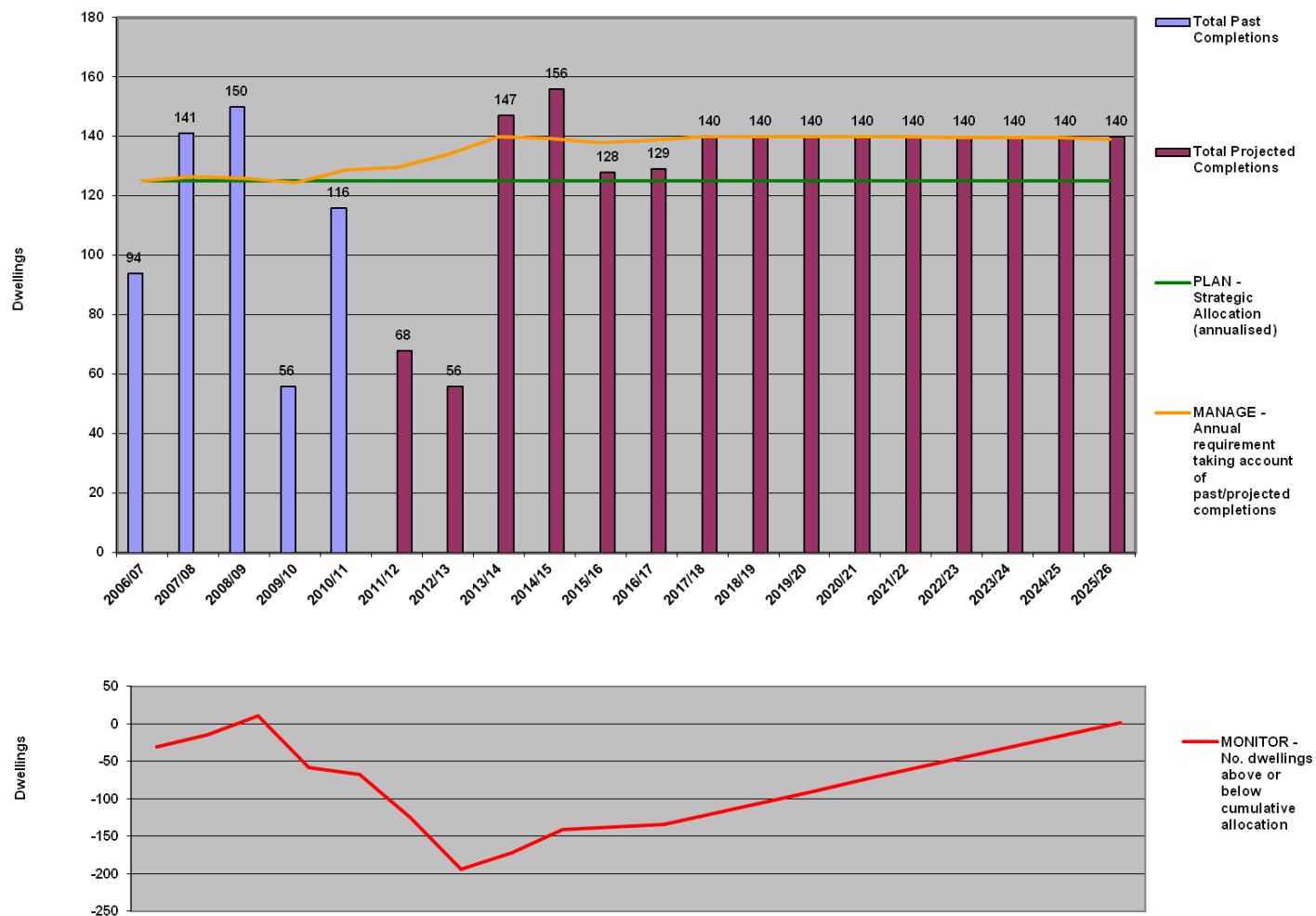
Sussex Coast Sub-area Housing Trajectory 2006-2026 Charts (as at 31 March 2011). Source: WSCC/CDC



Chichester District: Rest of West Sussex Sub-area Housing Trajectory 2006-2026 (as at 31 March 2011) Source: WSCC/CDC

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - Sites 6 or more units	55	122	108	26	71															
Past Completions - Sites less than 6 units	39	19	42	30	45															
Projected Completions - Identified sites 6 + units						19	21	124	152	113	89	0	0	0	0	0	0	0	0	0
Projections Completions - Identified sites less than 6 units						49	35	23	4	0	0	0	0	0	0	0	0	0	0	0
Sites to be identified through LDF										15	40	140	140	140	140	140	140	140	140	140
Total Past Completions	94	141	150	56	116															
Total Projected Completions				0	0	68	56	147	156	128	129	140	140	140	140	140	140	140	140	140
Cumulative Completions	94	235	385	441	557	625	681	828	984	1112	1241	1381	1521	1661	1801	1941	2081	2221	2361	2501
PLAN - Strategic Allocation (annualised)	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
- Cumulative requirement	125	250	375	500	625	750	875	1000	1125	1250	1375	1500	1625	1750	1875	2000	2125	2250	2375	2500
MONITOR - No. dwellings above or below cumulative allocation	-31	-15	10	-59	-68	-125	-194	-172	-141	-138	-134	-119	-104	-89	-74	-59	-44	-29	-14	1
MANAGE - Annual requirement taking account of past/projected completions	125	127	126	124	129	130	134	140	139	138	139	140	140	140	140	140	140	140	140	139

Rest of West Sussex Sub-area Housing Trajectory 2006-2026 Charts (as at 31 March 2011). Source WSCC/CDC



Appendix 3: Sussex Biodiversity Record Centre Report



Biodiversity Annual Monitoring Report

Chichester District

ESD/11/496

Prepared for Sarah West (Chichester District Council) – 21st November 2011



This report is not to be passed on to third parties without prior permission of the Sussex Biodiversity Record Centre.
Please be aware that printing maps from this report requires an appropriate OS licence.

Statistical breakdown of planning applications with code of commencement within designated sites and habitats in Chichester District between 1st April 2010 and 31st March 2011

Produced for Sarah West, Chichester District Council on 21/11/2011. ESD/11/496

Chichester District area (ha)	81406.9	Area of planning applications with code of commencement 2010/2011 (ha)	4.5	(49 sites)
West Sussex area (ha)	203023.9	% of Chichester infringed by planning applications	0.01	

Designated sites and reserves		Area of designation / reserve in West Sussex (ha)	% of West Sussex	Area of designation / reserve in Chichester (ha)	% of Chichester	Area of designation / reserve in Chichester infringed by planning applications (ha)	% of designation / reserve in Chichester infringed by planning applications	Number of planning applications within designation / reserve
Inter-national	Ramsar	3767.6	1.9	3107.3	3.8	0.0	0.0	0
	Special Area of Conservation (SAC)	3210.5	1.6	3210.1	3.9	0.0	0.0	0
	Special Protection Area (SPA)	3789.2	1.9	3128.8	3.8	0.0	0.0	0
National	Area of Outstanding Natural Beauty (AONB)	25985.0	12.8	5986.7	7.4	0.9	0.0	5
	National Nature Reserve (NNR)	221.8	0.1	221.8	0.3	0.0	0.0	0
	National Park	81247.9	40.0	54613.8	67.1	1.3	0.0	18
	Site of Special Scientific Interest (SSSI)	8451.9	4.2	5821.3	7.2	0.0	0.0	0
Local	Country Park	320.5	0.2	88.7	0.1	0.0	0.0	0
	Local Nature Reserve (LNR)	2047.6	1.0	1520.2	1.9	0.0	0.0	0
	Notable Road Verge	135.7	0.1	77.7	0.1	0.0	0.0	0
	Regionally Important Geological Site (RIGS)	1635.4	0.8	932.7	1.1	0.1	0.0	1
	Site of Nature Conservation Importance (SNCI)	10571.3	5.2	4644.5	5.7	0.0	0.0	0
Reserve / Property	Environmental Stewardship Agreement *	68541.2	33.8	31120.1	38.2	0.0	0.0	0
	National Trust	5055.0	2.5	2354.8	2.9	0.0	0.0	0
	RSPB Reserve	559.8	0.3	85.6	0.1	0.0	0.0	0
	Sussex Wildlife Trust Reserve	747.8	0.4	610.2	0.7	0.0	0.0	0
	Woodland Trust	67.9	0.0	15.0	0.0	0.0	0.0	0

* This only applies to 'live' Environmental Stewardship Agreements. Environmental Stewardship Agreements include: Entry Level Stewardship, Entry Level plus Higher Level Stewardship, Higher Level Stewardship, Organic Entry Level plus Higher Level Stewardship and Organic Entry Level Stewardship.

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 01/11/11. Note that designated sites may overlap therefore the totals shown in the designated site table do not necessarily reflect the total percentage of the district covered by designated sites. Please inform us if you believe the data shown to be inaccurate.

Chichester District area (ha)	81406.9	Area of planning applications with code of commencement 2010/2011 (ha)			4.5	(49 sites)	
West Sussex area (ha)	203023.	% of Chichester infringed by planning applications			0.01		
Habitat *	Area of habitat in West Sussex (ha)	% of West Sussex	Area of habitat in Chichester (ha)	% of Chichester	Area of habitat in Chichester infringed by planning applications (ha)	% of habitat in Chichester infringed by planning applications	Number of planning applications within habitat
Ancient woodland	21365.0	10.5	10557.3	13.0	0.3	0.00	1
Coastal & floodplain grazing marsh	4388.8	2.2	1346.2	1.7	0.3	0.02	1
Coastal saltmarsh	297.6	0.1	269.7	0.1	0.0	0.00	0
Coastal sand dunes	31.1	0.0	20.9	0.0	0.0	0.00	0
Coastal vegetated shingle	76.9	0.0	24.3	0.0	0.0	0.00	0
Deciduous woodland	21692.1	10.7	10990.5	13.5	0.0	0.00	0
Ghyll woodland	1992.8	1.0	0.0	0.0	0.0	0.00	0
Intertidal mudflat	1602.0	0.8	1303.1	0.6	0.0	0.00	0
Lowland calcareous grassland	3160.2	1.6	1032.8	1.3	0.0	0.00	0
Lowland dry acid grassland	13.9	0.0	13.9	0.0	0.0	0.00	0
Lowland fen	270.9	0.1	96.4	0.0	0.0	0.00	0
Lowland heathland	1499.4	0.7	1024.5	1.3	0.0	0.00	0
Lowland meadow	34.2	0.0	7.5	0.0	0.0	0.00	0
Maritime cliff and slope	0.0	0.0	0.0	0.0	0.0	0.00	0
Reedbed	49.4	0.0	35.4	0.0	0.0	0.00	0
Traditional orchard	195.4	0.1	90.8	0.1	0.0	0.00	0
Other #	Number of records in West Sussex	Number of records in Chichester		Number of records within a 500m buffer of planning applications			
Protected species	7191	2718		132			
Bats	3802	1785		82			
Notable birds ^o	39584	20386		25			
Biodiversity Action Plan species	31996	18576		245			
Rare species	24875	13393		537			
Invasive alien species	3802	1432		71			
Black poplar	16	8		0			
Ancient/veteran tree	1382	539		29			
Saline lagoon	10	7		1			
<p>* Changes in habitat extent year on year may well be a reflection of improved datasets and should not be assumed to be habitat expansion or contraction. Many habitat datasets overlap with one another, e.g. lowland meadow may be classed as grazing marsh and recorded in both inventories. # Protected species does not include bat, bird, badger or otter records. Rare and BAP species does not include bat, bird or otter records. Species records are labelled so that only one record per species per grid reference gets flagged up. This will usually be the most up to date record. ^o The Sussex Notable Bird Inventory is based on a list of 56 bird species that are particularly scarce or vulnerable to development in Sussex. Please see species list at end of report for more information.</p>							

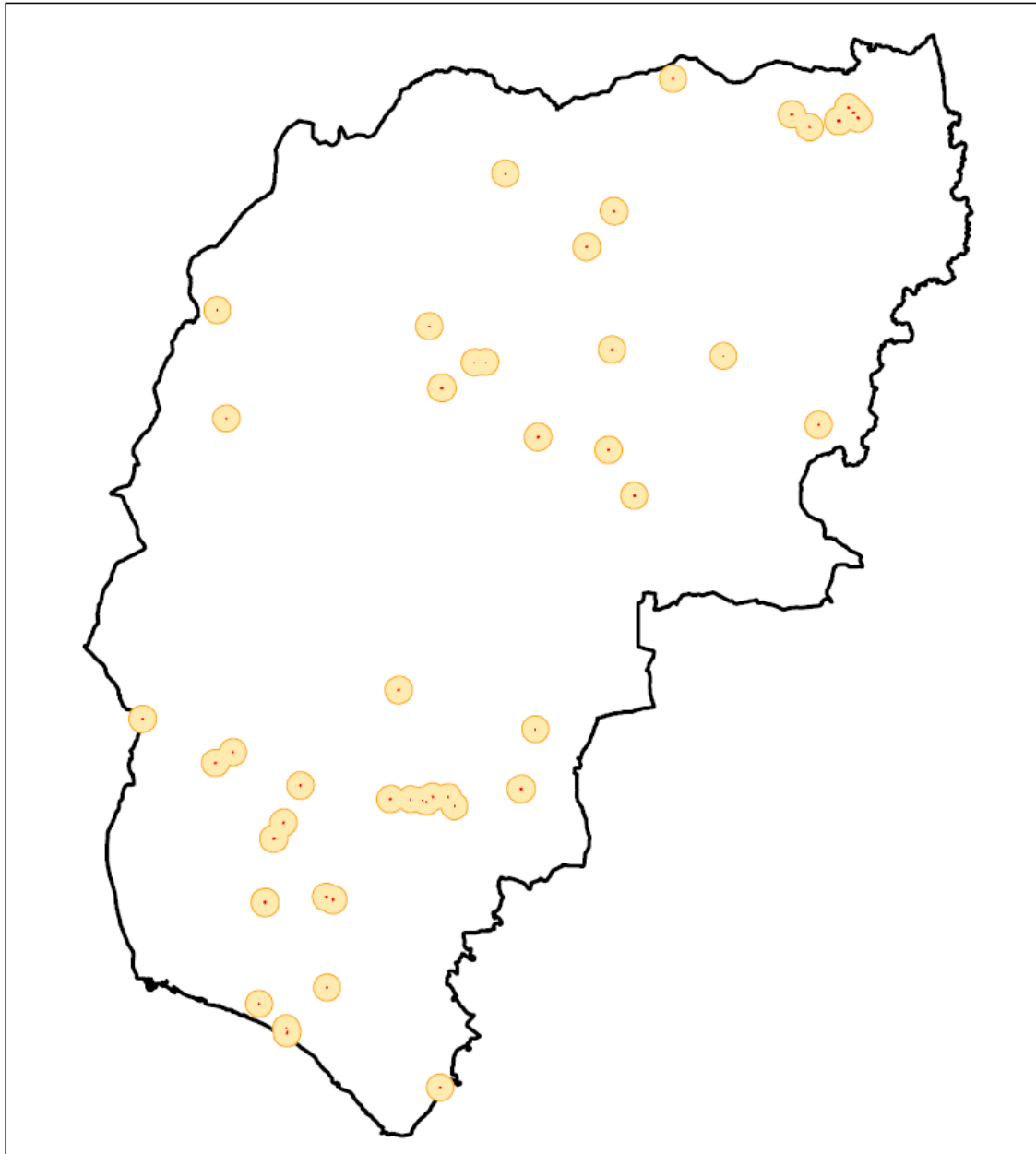
Chichester District

Planning applications with code of commencement
1st April 2010 to 31st March 2011

Prepared for Sarah West, Chichester District Council - 21/11/2011



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West Sussex BN5 9SD
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Key to Map:

- Chichester District
- Commenced planning applications
- 500m buffer zone

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West Sussex County Council 100023447. 2011
East Sussex County Council 100019601. 2011



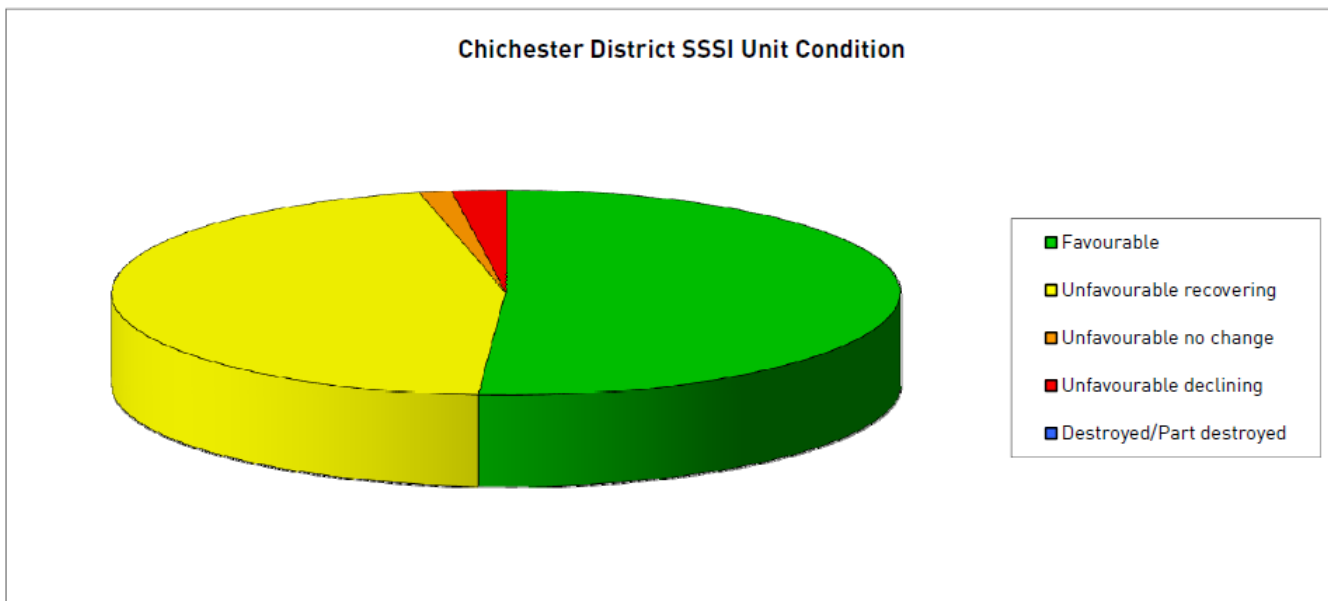
Chichester District SSSI Unit Condition

SSSI Units in Chichester District = 225

Condition	No of Units	% of Units
Favourable	115	51.11
Unfavourable recovering	102	45.33
Unfavourable no change	3	1.33
Unfavourable declining	5	2.22
Destroyed/Part destroyed	0	0.00



Based on information derived from the Natural England SSSI GIS dataset
Prepared on 01/11/2011



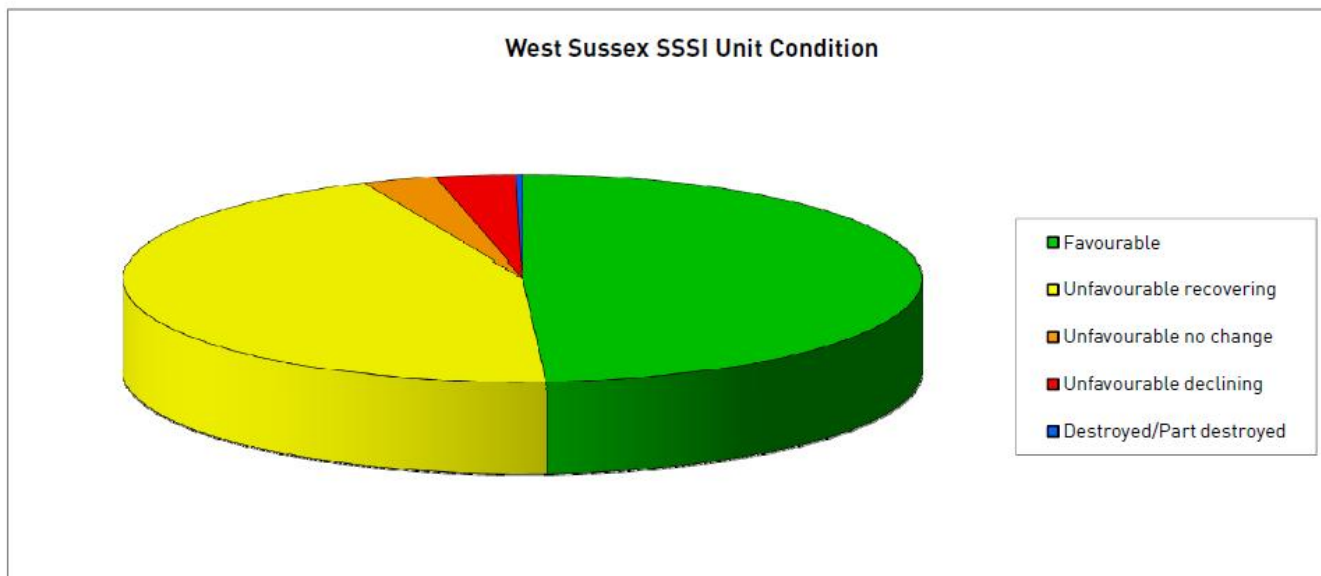
West Sussex SSSI Unit Condition

SSSI Units in West Sussex = 367

Condition	No of Units	% of Units
Favourable	180	49.05
Unfavourable recovering	163	44.41
Unfavourable no change	11	3.00
Unfavourable declining	12	3.27
Destroyed/Part destroyed	1	0.27



Based on information derived from the Natural England SSSI GIS dataset
Prepared on 01/11/2011



South East Region SSSI Unit Condition

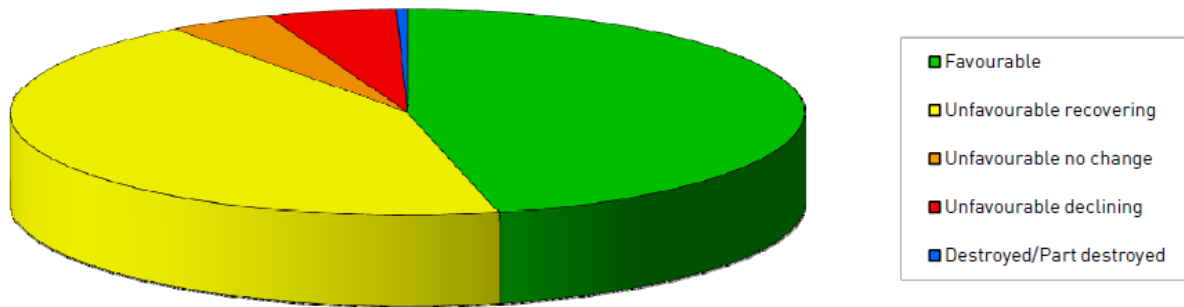
SSSI Units in South East = 4700

Condition	No of Units	% of Units
Favourable	2176	46.30
Unfavourable recovering	2054	43.70
Unfavourable no change	201	4.28
Unfavourable declining	248	5.28
Destroyed/Part destroyed	21	0.45



Based on information derived from the Natural England SSSI GIS dataset
Prepared on 01/11/2011

South East Region SSSI Unit Condition



GIS DATASETS

The GIS datasets used to produce the statistics in the biodiversity annual monitoring reports are derived from a number of sources, which are detailed below.

Designated sites	
Area of Outstanding Natural Beauty (AONB)	Downloaded from NE website.
Country Park	Downloaded from NE website.
Local Nature Reserve (LNR)	Downloaded from NE website.
National Nature Reserve (NNR)	Downloaded from NE website.
National Park	Downloaded from NE website.
Notable Road Verge	Owned and provided by ESCC and WSCC.
Ramsar	Downloaded from NE website.
Regionally Important Geological/Geomorphological Site (RIGS)	Data supplied by the Booth Museum, Brighton and digitised by SxBRC in April 2009.
Site of Nature Conservation Importance (SNCI)	Data supplied by WSCC, ESCC & BHCC.
Site of Special Scientific Interest (SSSI)	Downloaded from NE website.
Special Area of Conservation (SAC)	Downloaded from NE website.
Special Protection Area (SPA)	Downloaded from NE website.
Habitats and natural features	
Ancient/veteran tree	Merged dataset created in July 2009. Data from Ancient Tree Hunt (national survey carried out in 2007/2008) and Tree Register of the British Isles (a charity which collates and updates data on notable trees).
Ancient woodland	Downloaded from NE website.
Black poplar	Dataset created by SxBRC based upon species records arising from Sussex Wetland Landscapes Project.
Coastal & floodplain grazing marsh	Dataset created by SxBRC for upload to NE national inventory. Data remains provisional until this has occurred.
Coastal saltmarsh	Supplied by EA, based on data from the SRCMP Habitat Mapping Project.
Coastal sand dune	Supplied by EA, based on data from the SRCMP Habitat Mapping Project.
Coastal vegetated shingle	Downloaded from NE website.
Deciduous woodland	Downloaded from NE website, derived from NIWT dataset, based on aerial photo interpretation 1991-2000.
Ghyll woodland	Boundaries drawn on paper maps by Dr Francis Rose which were then digitised by SxBRC. Not ground-truthed.
Intertidal mudflat	Supplied by EA, based on data from the SRCMP Habitat Mapping Project.
Lowland calcareous grassland	Merged dataset from NE and SDJC sources, created in 2005.
Lowland fen	Created by SxBRC in June 2011. Layer is an amalgamation of all the fen data currently available to SxBRC.
Lowland heathland	High Weald Heathland data created by the High Weald Unit in 2006. The rest of Sussex Heathland data was created by SxBRC, with funding from WSCC and RSPB in 2007.
Lowland meadow	Downloaded from NE website.
Maritime cliff and slope	Supplied by EA, based on data from the SRCMP Habitat Mapping Project.

Open water	Dataset derived from OS mapping. This includes inland and tidal, running and standing water.
Reedbed	Created by SxBRC in June 2011. Layer is an amalgamation of all the reedbed data currently available to SxBRC.
Saline lagoon	Downloaded from NE website.
Traditional orchard	Downloaded from NE website.
Ownership and management	
Environmental Stewardship Agreement	Downloaded from NE website.
National Trust property	Owned and provided by National Trust.
RSPB reserve	Owned and provided by RSPB.
Sussex Wildlife Trust reserve	Created and maintained by SxBRC on behalf of SWT.
Woodland Trust site	Owned and provided by the Woodland Trust.

Abbreviations

BHCC	Brighton and Hove City Council
EA	Environment Agency
ESCC	East Sussex County Council
NE	Natural England
PTES	People's Trust for Endangered Species
RSPB	Royal Society for the Protection of Birds
SDJC	South Downs Joint Committee
SRCMP	Strategic Regional Coastal Monitoring Programme
SWT	Sussex Wildlife Trust
SxBRC	Sussex Biodiversity Record Centre
WSSC	West Sussex County Council

For further information on GIS datasets downloaded from the Natural England website, visit:
www.gis.naturalengland.org.uk

SUSSEX NOTABLE BIRD LIST

Species	Search criteria 1	Search criteria 2	Designations			
Eurasian Wigeon	Positive breeding status	Late May- early July records	A			
Gadwall	Positive breeding status	Late May- early July records	A			
Pintail	Positive breeding status	Late May- early July records	A			
Garganey	Positive breeding status	Late May- early July records	A	!		
Common Pochard	Positive breeding status	Late May- early July records	A			
Grey Partridge	Positive breeding status	March - August records	R		BAP	N
Common Quail	Positive breeding status	March - August records	A	!		
Eurasian Bittern	All records	March - August records	R	!	BAP	N
Little Egret	Confirmed breeding records + recognised roosts	May and June records	A			
Grey Heron	Confirmed breeding records	March - May records				
Honey-buzzard	March - August records		A	!		
Red Kite	Positive breeding status + recognised roosts	March -August records	A	!		
Marsh Harrier	Positive breeding status + recognised roosts	Mid May-July records	A	!		
Hen Harrier	Winter roosts	3 or more birds	R	!		N
Montagu's Harrier	Mid May-July records		A	!		
Goshawk	January - August records	All records		!		
Osprey	Mid May-July records		A	!		
Hobby	Positive breeding status	April - August records		!		
Peregrine Falcon	Positive breeding status	March - August records		!		
Spotted Crake	Positive breeding status	March - August records	A	!		
Avocet	Positive breeding status	April - July records	A	!		
Stone-curlew	March - August records		A	!	BAP	N
Little Ringed Plover	Positive breeding status	March - July records		!		
Northern Lapwing	Positive breeding status	April -June records	R		BAP	N
Common Snipe	Positive breeding status	April - July records	A			
Black-tailed Godwit	Positive breeding status	late May-June	R	!		
Eurasian Curlew	Positive breeding status	April - July records	A		BAP	N
Common Redshank	Positive breeding status	April -June records	A			
Kittiwake	Positive breeding status		A			
Mediterranean Gull	Positive breeding status	May-June records	A	!		
Little Tern	Positive breeding status		A	!		
Common Tern	Positive breeding status		A			
Turtle Dove	Positive breeding status		R		BAP	N
Barn Owl	All records		A	!		
Long-eared Owl	Positive breeding status + recognised roosts	March - August records				
Common Swift	Confirmed & probably breeding records		A			
Barn Swallow	Confirmed & probably breeding records		A			

House Martin	Confirmed & probably breeding records		A			
Common Kingfisher	Positive breeding status	March - August records	A	!		
Lesser Spotted Woodpecker	All records		R			
Raven	Positive breeding status	February - July records				
Firecrest	Positive breeding status	March - August records	A	!		
Willow Tit	All records		R			
Bearded Tit	Positive breeding status	March - August records	A	!		
Wood Lark	Positive breeding status	March - August records	A	!	BAP	N
Cetti's Warbler	Positive breeding status	March - August records		!		
Wood Warbler	Positive breeding status	April - August records	R		BAP	N
Dartford Warbler	Positive breeding status	March - August records	A	!		
Savi's Warbler	Positive breeding status	April - August records	R	!	BAP	N
Marsh Warbler	Positive breeding status	April - August records	R	!	BAP	N
Black Redstart	May-July		A	!		
Tree Sparrow	All records		R		BAP	N
Yellow Wagtail	Positive breeding status + recognised roosts	May-June records	R		BAP	N
Common Crossbill	Positive breeding status	February - July records		!		
Hawfinch	All records				BAP	N
Corn Bunting	All records		R			

Key to symbols:

- ! Schedule 1
- R BoCC Red List Species
- A BoCC Amber List Species
- BAP Biodiversity Action Plan Species
- N Natural Environment & Rural Communities (NERC) Act Species

Selection based on:

Positive Breeding = where a bird has been confirmed as breeding, or there are signs that there is probable breeding.

Date = a date range which represents each species' breeding season, this criteria will be used where breeding has not been confirmed. Please note that this criteria will also bring up non-breeding records which may not be relevant to the data user.

Roost = where a species has been recorded as being in a recognised roost or a winter roost.

All Records = where all records for a species are flagged up.