

Authority's Monitoring Report 2013-2014



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December 2014

1 Introduction	2
2 Planning Context	4
3 Local Plan Progress	6
4 Monitoring Policy Performance	16
5 Development Management	33

Appendices

A Schedule of Saved Local Plan (1999) Policies	38
B Glossary	42
C Housing Trajectory	55

1 . Introduction

The Authority's Monitoring Report

1.1 This is Chichester District Council's third Authority's Monitoring Report (AMR), following seven previous Annual Monitoring Reports. The AMR is the main mechanism for assessing the performance, implementation and effects of the Local Plan.

1.2 **This report covers the period 1 April 2013 to 31 March 2014.** Significant events occurring after the monitoring period are noted.

1.3 Where possible, this AMR continues to use indicators and targets included in earlier AMRs in order to be consistent with information previously collected, and to provide a comprehensive set of data with which to form a new monitoring framework for Chichester District Council (excluding the National Park).

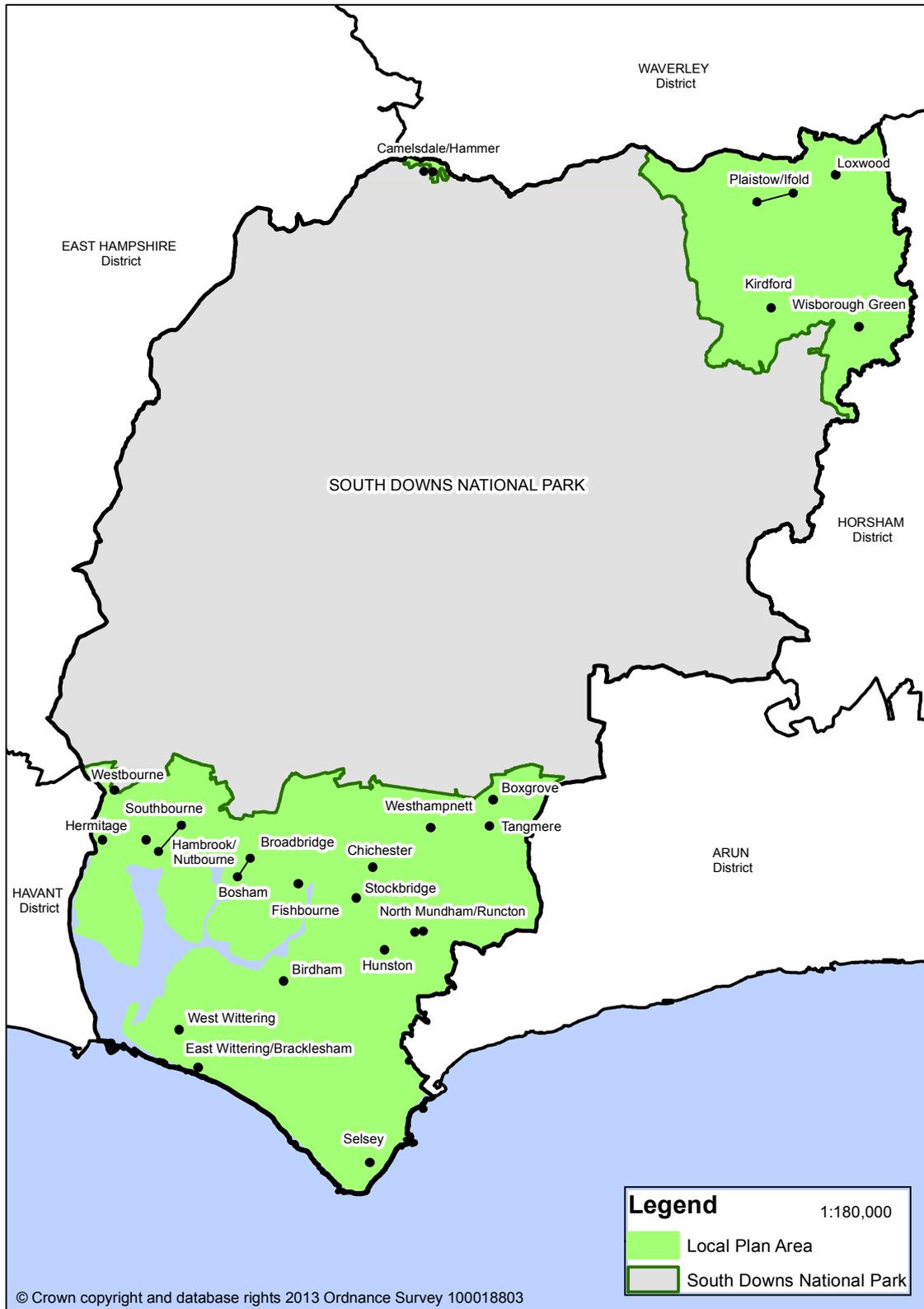
1.4 This AMR includes:

- A description of the current planning context;
- Progress made since April 2013 on the preparation of the Local Plan and changes to the Local development Scheme;
- An assessment of policy performance using output indicators.

1.5 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 therefore does **not** cover the Local Plan progress made in the area of the District covered by the National Park.

1.6 In instances where it is not possible to obtain data for the area of the District **excluding** the National Park, it is made clear that the information relates to the whole of the District.

Map 1.1 Chichester District - showing extent of Local Plan Area and South Downs National Park



2 . Planning Context

Table 2.1 Changes to the Planning System

Level	The Old Planning System	The Planning System (post 2004 changes)	The New Planning System (post 2010 changes)
National	National Planning Policy Guidance and Circulars	National Planning Policy Statements and Circulars	National Planning Policy Framework National Planning Practice Guidance
Regional	Regional Planning Guidance	Regional Spatial Strategy: 'The South East Plan'	'Duty to Co-operate'
County	County Structure Plan		
District	District Local Plan	Local Development Framework	Local Plan
Neighbourhood	-	-	Neighbourhood Plan

National Planning Policy Framework

2.1 On 27 March 2012, the government published the [National Planning Policy Framework \(NPPF\)](#), which came into immediate effect. The NPPF has replaced the previous National Planning Policy Statements (PPS) and Planning Policy Guidance (PPG).

2.2 The emerging Local Plan for Chichester District should be consistent with the principles and policies set out in the NPPF.

Chichester District Local Plan 1999 Saved Policies

2.3 The Secretary of State granted consent for the [Chichester District Local Plan \(1999\)](#) policies, in the schedule at Appendix A, to be saved from 27 September 2007 as part of the transition to the preparation of Local Plans required by the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). These policies will be saved until such time as they are replaced by new policies in an adopted Local Plan.

Chichester District Sustainable Community Strategy

2.4 The 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

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

3 . Local Plan Progress

3.1 This section provides a summary of work undertaken in Chichester District towards Local Plan preparation and related planning policy documents.

Chichester Local Plan

3.2 The Council is currently in the process of replacing the Chichester District Local Plan (1999) with the Chichester Local Plan: Key Policies (2014-2029). The Local Plan is a collection of Local Development Documents covering different aspects of future plans for the area, and guidance for development management planners. It includes:

- **The Chichester Local Plan: Key Policies (Development Plan Document)**
- **Site Allocation (Development Plan Document)**
- **Gypsy, Traveller and Travelling Showpeople Site Allocation (Development Plan Document)**
- **Chichester City Area Action Plan (Development Plan Document)**
- **Supplementary Planning Documents**

3.3 Details of these documents are outlined in the Local Development Scheme, and the timetables for their preparation are shown below.

Local Development Scheme

3.4 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities to prepare, maintain and publish a Local Development Scheme (LDS). This enables the local community to find out which Local Development Documents are to be prepared for the area within a rolling three year time frame.

3.5 The most recent LDS dated May 2014 was updated in accordance with the Localism Act. It sets out the Council's intended timetable for Local Plan preparation over the period to 2017. It replaces the version published in 2013, and can be viewed on the Council's website at <http://www.chichester.gov.uk/CHttpHandler.ashx?id=21750&p=0>. The LDS reflects the progress made in preparing the emerging Local Plan.

3.6 As the 2014 LDS was updated after the monitoring period for this AMR, the key LDS milestones are not monitored in this document. 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 Local Plan.

Development Plan Documents

Local Plan: Key Policies Progress

3.7 The Local Plan: Key Policies document will provide the overall planning framework for the District for the period to 2029. It will set out the broad planning strategy for the Plan area, identifying areas for strategic growth such as housing, employment and supporting infrastructure requirements, and contain a full set of Development Management policies. It will provide the policy context for Neighbourhood Plans prepared by Parish Councils.

Table 3.1 Local Plan: Key Policies DPD timetable as set out in the LDS

Date	Milestones	Comments	Progress
2010-2011	Early consultation and stakeholder engagement on issues and options (Reg 18)	The Focus on Strategic Growth Options consultation took place January - February 2010. A further public consultation on Housing Numbers and Locations took place August - September 2011	Completed Jan/Feb 2010 and Aug/Sep 2011
March - May 2013	Public consultation on Preferred Options Consultation (Reg 18)	Consultation on Local Plan: Key Policies Preferred Approach took place 22 March - 3 May 2013. A further consultation took place July 2013 - September 2013	Complete
November 2013 - January 2014	Statutory Publication Pre-submission (Reg 19)	The representation period runs from 8 November 2013 to 6 January 2014	Complete
May 2014	Submission to Secretary of State		Complete
September 2014	Examination		In progress
December 2014	Estimated date for Adoption		-

3.8 The Local Plan Examination hearings started on the 30th September. During the examination on the 8th October the Inspector indicated that she had not seen up to date evidence to justify the District Council's proposed housing figure of 410 homes per annum over the 15 year plan period. The Inspector asked whether the Council wished to initiate an audit of the evidence to demonstrate how constraints had led it to arrive at the 410 figure. The Council agreed that it would initiate an audit and review of the evidence. As a result a revised figure of 435 has now been proposed. As such the examination hearings are scheduled to continue in December with completion of initial hearings and consultations in January 2015. The estimated date for adoption of the Local Plan is Spring 2015.

3 . Local Plan Progress

Site Allocations

3.9 The Site Allocations Development Plan Document will identify non-strategic sites such as housing, employment and other development requirements in conformity with the Chichester Local Plan. It will cover those parts of the Plan area where local communities have not chosen to identify sites through neighbourhood plans over the lifetime of the Plan.

Table 3.2 Site Allocation DPD timetable as set out in the LDS

Date	Milestones	Progress
May 2015	Early consultation and stakeholder engagement on issues and options (Reg 18)	-
September 2015	Public consultation on Preferred Approach (Reg 18)	-
April 2016	Statutory Publication Pre-submission (Reg 19)	-
September 2016	Submission to the Secretary of State	-
December 2016	Examination	-
April 2017	Estimated date for Adoption	-

3.10 The Site Allocation document has been delayed from the timetable in the previous LDS and not progressed yet due to the need to prioritise resources for the Local Plan examination.

Gypsy, Traveller and Travelling Showpeople Site Allocation

3.11 The Gypsy, Travellers and Travelling Showpeople Site Allocations Document will allocate sufficient sites to satisfy the local need for accommodation as identified in the Gypsy, Travellers and Travelling Showpeople Accommodation Assessment. This document will be in conformity with the Chichester Local Plan.

Table 3.3 Gypsy, Traveller and Travelling Showpeople Site Allocation DPD timetable as set out in the LDS

Date	Milestones	Progress
November 2014	Public consultation on Preferred Approach (Reg 18)	Undertaken March-May 2013
June 2015	Statutory Publication Pre-submission (Reg	-
October 2015	Submission to the Secretary of State	-
December 2015	Examination	-
March 2016	Estimated date for adoption	-

3.12 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.

3.13 The Gypsy and Traveller Policy in the Chichester Local Plan Preferred Approach which was out for consultation during the period March-May 2013 didn't publish the final additional pitch and plot numbers required for the period 2012-2027. This was because the Coastal West Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (April 2013) (Phase 1) was not finalised.

3.14 The Chichester Local Plan further consultation which took place in July 2013 included the extra pitch and plot provision identified in the GTAA Phase 1 Needs Assessment which was then agreed by the Coastal West Sussex Councils and the South Downs National Park Authority, with the support from West Sussex County Council.

3.15 The Chichester Local Plan Pre-Submission document which was published for consultation in November 2013 - January 2014, included the proposed Gypsy, Traveller and Travelling Showpeople Policy.

3.16 The GTAA (Phase 1) recommended a target of 59 additional permanent residential Gypsy and Traveller pitches of which 37 pitches are required before 2017 and 18 additional plots for Travelling Showpeople, of which 11 are required before 2017. Further details can be found in the report on the Council's website: <http://www.chichester.gov.uk/studies>.

3.17 The timetable for producing the Gypsy and Traveller Site Allocations Document set out in the Local Development Scheme (LDS) has not been met and, therefore, a revision to the LDS will be proposed. The key reason for the delay is the need to ensure that a satisfactory evidence base is in place to support policy proposals. Site visits were undertaken to all the gypsy and traveller and travelling showpeople sites to verify the recommendations of the Coastal West Sussex GTAA (April 2013) (Phase 1).

Chichester City Area Action Plan

3.18 The Chichester City Area Action Plan will identify opportunities for development, transport and environmental improvements and define areas within which specific uses will be encouraged.

Table 3.4 Chichester City Area Action Plan DPD timetable as set out in the LDS

Date	Milestones	Progress
November 2014	Early consultation and stakeholder engagement on issues and options (Reg 18)	-
March - April 2015	Public consultation on Preferred Options Consultation (Reg 18)	-
October - November 2015	Statutory Publication Pre-submission (Reg 19)	-
March 2016	Submission to Secretary of State	-

3 . Local Plan Progress

Date	Milestones	Progress
June 2016	Examination	-
October 2016	Estimated date for Adoption	-

3.19 Within the Schedule of proposed modifications (Pre-submission Local Plan), which was submitted a part of the Local Plan examination, the wording within Policy 14 was amended to reflect the fact that an Area Action Plan may not be required to ensure the coordinated planning of the area. The Chichester City Area Action Plan has currently not been progressed.

Other Documents

Policies Map

3.20 A revised Policies Map, which will replace the existing Proposals Map which forms part of the adopted Chichester Local plan First Review 1999 has been submitted as part of the Local Plan examination. It identifies policy designations, proposals and sites allocated for particular land uses. The Policies Map will be updated when the following documents are adopted:

- Site Allocation DPD
- West Sussex Minerals DPD

Community Infrastructure Levy - Charging Schedule

3.21 The CIL Charging Schedule will set out standard charge(s) that the Council will levy on specified types of development to contribute towards required infrastructure. It will be produced concurrently with the Local Plan and will be supported by the Infrastructure Delivery Plan (IDP). The IDP shows what infrastructure is needed within the Plan area over the lifetime of the Plan, when it will be provided and how much it will cost.

Table 3.5 Community Infrastructure Levy - Charging Schedule Timetable as set out in the LDS

Date	Milestones	Progress
March - April 2014	Preliminary Consultation	Complete
August - September 2014	Draft Schedule Consultation	-
December 2014	Submission to Secretary of State	-
Feb 2015	Examination	-
April 2015	Estimated date for Adoption	-

3.22 The Draft Schedule Consultation was sent out in November. This was later then scheduled due to a new viability report being undertaken following responses received during the Preliminary consultation stage.

Neighbourhood Planning

3.23 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas.

3.24 Neighbourhood Plans can be produced by town or parish councils in consultation with their communities, but must conform with the NPPF and local planning policy. The neighbourhood plans can include planning policies and allocations of land for different uses.

3.25 If the plan is approved for adoption by an Inspector at examination, the community votes in a referendum on the neighbourhood plan. If adopted, decisions on future planning applications must take the neighbourhood plan into account.

3.26 For more information on neighbourhood planning, or any of the applications listed below, go to <http://www.chichester.gov.uk/neighbourhoodplan>.

Neighbourhood Plan Area Designation

3.27 If a town or parish council wish to develop a neighbourhood plan, the first step is to submit to the local planning authority an application for the designation of the area to be covered by each neighbourhood plan.

Designated Neighbourhood Plan Areas

3.28 Prior to April 2013, 12 Parishes were subject to Neighbourhood Plan Area Designation. For the period April 2013 – March 2014, 9 areas were designated as outlined below:

Table 3.6 Designated Neighbourhood Plan Areas

Parish Council	Date designated
Chidham	2 December 2013
East Wittering	23 September 2013
Fishbourne	23 July 2013
Hunston	2 December 2013
Petworth	23 September 2013
Tangmere	23 July 2013
Southbourne	30 September 2013
Westbourne	3 December 2013
West Itchenor	2 December 2013

3 . Local Plan Progress

Progress of Neighbourhood Plans

3.29 The following table outlines the progress of Neighbourhood Plans by Parish during the 2013-2014 period. Not all Plans have progressed during the monitoring period. More detailed information of individual neighbourhood plans can be found on <http://www.chichester.gov.uk/article/24695/Neighbourhood-Planning>

Table 3.7 Progress of Neighbourhood Plans by Parish during the 2013-2014 monitoring period

Parish Council	Action
Fishbourne	Pre-Submission Consultation – 1 December 2013 to 24 January 2014
Loxwood	Pre-Submission - 17 January – 28 February 2014 Submission Consultation - 17 January 2014 – 28 February 2014
Kirdford	Submission Consultation – 9 July - 2 September 2013 Examination – January 2014

Neighbourhood Development Orders

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

3.31 No Neighbourhood Development Orders have been made during the monitoring period, or up to the date of publication of this AMR.

Interim Policy Statements

3.32 The Council has produced the Interim Statements below as informal planning documents that set out the Council's updated position on aspects of policy set out in the Local Plan. They are treated as a material consideration when determining planning applications. Full copies of the Interim Statements can be viewed at <http://www.chichester.gov.uk/article/25513/Policy-guidance>.

Table 3.8 Interim Policy Statements

Interim Policy Statement	Date Effective
Affordable Housing	28 September 2007
Planning and Climate Change	June 2008

Interim Policy Statement	Date Effective
Development & Disturbance of Birds in Chichester and Langstone Harbours	21 September 2010
Housing - 'Facilitating Appropriate Development'	20 July 2011 (Revised July 2012 and October 2012)
Development and Disturbance of Birds in Special Protection Areas and Identified Compensatory Habitats	1 April 2014

3.33 As a result of the Chichester Local Plan: Key Policies 2014-2029 being submitted for independent examination on the 30th May the interim Statements on Planning and Climate Change and Facilitating Appropriate Development (FAD) have been withdrawn.

Sustainability Appraisal

3.34 A Sustainability Appraisal (incorporating Strategic Environmental Assessment) will be undertaken for all Development Plan Documents and, where required, for Supplementary Planning Documents. This will ensure that the social, economic and environmental effects of policies are understood and fully taken into consideration. A Sustainability Appraisal report will accompany each published stage of a Development Plan Document, including the final Submission version.

Research and Evidence

Evidence Completed 1 April 2013 - 31 March 2014

3.35 The evidence studies set out within table 3.9 were completed during the monitoring period. For more information, or to view any of the completed studies below, go to <http://www.chichester.gov.uk/CHttpHandler.ashx?id=21821&p=0>.

Table 3.9 Evidence gathered during 2013 - 2014 monitoring period

Development Viability Assessment Study	Employment Site Viability Assessment
Gypsy and Traveller and Travelling Showpeople Accommodation Assessment	Housing Implementation Strategy
Housing Study (Duty to Cooperate - Coastal West Sussex)	Infrastructure Delivery Plan
Medmerry draft Management Plan (April 2013-March 2018)	Open Space Study
Pagham Harbour Local Nature Reserve Management Plan (2013-2018)	Pagham Harbour Visitor Study
Phase 1 Habitat Survey - West of Chichester	Sequential Test for Potential Strategic Locations in Chichester District

3 . Local Plan Progress

Settlement Capacity Profiles	Solent Recreational Disturbance and Mitigation Study - Phase 3 Report
Updated Demographic Projections for the Sussex Coast HMA Authorities	Draft Local Plan: Key Policies - Preferred Approach
Chichester Harbour AONB Management Plan 2014-2019	Creating a Prosperous and Sustainable Economy: An Economic Strategy for Chichester 2013-2019

Wastewater Treatment

3.36 A number of Wastewater Treatment Works (WwTW) in the District are limited by capacity and environmental factors. This is a particular issue in the south of the District where development pressures are greatest. The Council is continuing to work as part of the Chichester Water Quality Group (alongside the Environment Agency, Southern Water, Natural England and Chichester Harbour Conservancy) on the issues relating to WwTW.

3.37 The Apuldram WwTW, which serves Chichester city and the surrounding area, discharges to the head of Chichester Harbour, an area which is internationally designated for wildlife. Sewage is treated to a high standard and there are strict limits on the discharge consent to protect sensitive and important estuary environments and comply with legal obligations under the Habitats Regulations. With current and proposed consent limits set at Best Available Technology (BAT) to meet European standards, growth at Apuldram WwTW is restricted to the current available headroom.

3.38 The Apuldram WwTW catchment is affected by a high level of groundwater infiltration into the sewer network. This has resulted in the treatment works operating its storm overflow continuously for significant periods of time. Whilst the storm overflows are diluted by the groundwater, there was concern that the frequency and duration of these events may be having a detrimental impact on the water quality of the Harbour.

3.39 In August 2010, the Environment Agency issued a Position Statement advising the Council to refuse residential development if it would result in a significant increase in the net flow to the sewer network. In September 2013, the Environment Agency withdrew its position statement following the installation of UV treatment on the storm overflow in April 2014. This released a headroom of 770 dwellings, however, development beyond this headroom could have a significant impact on the nitrogen loads and weed growth in the Harbour and therefore the release of this headroom will be limited. Monitoring work will be undertaken to ensure capacity remains to deliver the Chichester Local Plan and enable growth within the City, Fishbourne, Donnington and Apuldram Parishes. The Council has adopted its own position statement with regard to future planned growth and existing capacity at wastewater treatment works in the District, particularly relating to Apuldram WwTW.

Transport and Access

3.40 Road congestion is a major issue affecting parts of the Plan area, particularly within Chichester city and the junctions on the A27 Chichester Bypass. The problems are most acute during peak travel periods, and this causes knock-on effects in terms of delays and diversion onto less suitable roads, and road safety issues. Congestion at the A27 junctions and the level crossings on the West Coastway rail line act as a barrier to movement around the city, and between the city and the Manhood Peninsula to the south. Transport movements and traffic congestion have a detrimental impact on air quality in the city, which has resulted in the designation of three Air Quality Management Areas (AQMAs).

3.41 To support the draft Local Plan, the District Council, with West Sussex County Council, the Highways Agency and the major development promoters commissioned the Chichester Transport Study (Jacobs, 2013) to assess the impacts of planned development on the A27 and local road network. Following the study conclusions, the Local Plan identifies a £20 million package of measures, including improvements to the junctions on the A27 Chichester Bypass and key junctions in the City, as well as improvements to public transport and local cycling and pedestrian routes. It is intended that these measures will be funded by the developers. The study can be viewed on the Council website at <http://www.chichester.gov.uk/CHttpHandler.ashx?id=21821&p=0>

3.42 In June 2013 central Government announced investment priorities for the period 2015-2019, including upgrading the six junctions of the A27 Chichester Bypass. In addition, the Highways Agency is commencing work on developing a regional Route-Based Strategy for the A27 in West Sussex. The Local Plan transport package referred to above will be integrated with any publicly funded measures for the A27 when these come forward. Further information is available on the West Sussex County Council website at http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_fooways/development_control_plans_and/major_projects/a27_action_plan.aspx

The above link reads as follows: http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_fooways/development_control_plans_and/major_projects/a27_action_plan.aspx

Duty to Co-operate

3.43 The Localism Act 2011 set out a new 'Duty to Co-operate', which applies to all Local Planning Authorities, County Councils, National Park Authorities and a number of public bodies including the Environment Agency and the Highways Agency.

3.44 The Duty to Co-operate requires councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policies. It relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council.

3.45 Full details of the actions taken under the Duty to Co-operate can be viewed at <http://www.chichester.gov.uk/CHttpHandler.ashx?id=22725&p=0>

4 . Monitoring Policy Performance

4.1 This section includes an assessment of policy performance using output indicators by theme, as set out in the Sustainable Community Strategy, 'Chichester District: A Very Special Place' (April 2009).

4.2 The results are used to inform policy progress and achievement. Output indicators in this AMR include some of 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.

4.3 A revised monitoring framework is being prepared as work progresses on the Chichester Local Plan: Key Policies. The revised framework will include local output indicators that relate to the key spatial and sustainability objectives of the new Local Plan.

Economy

All data in this section includes the area of Chichester District covered by the South Downs National Park.

4.4 All data in this section is collected by West Sussex County Council.

Indicator BD1

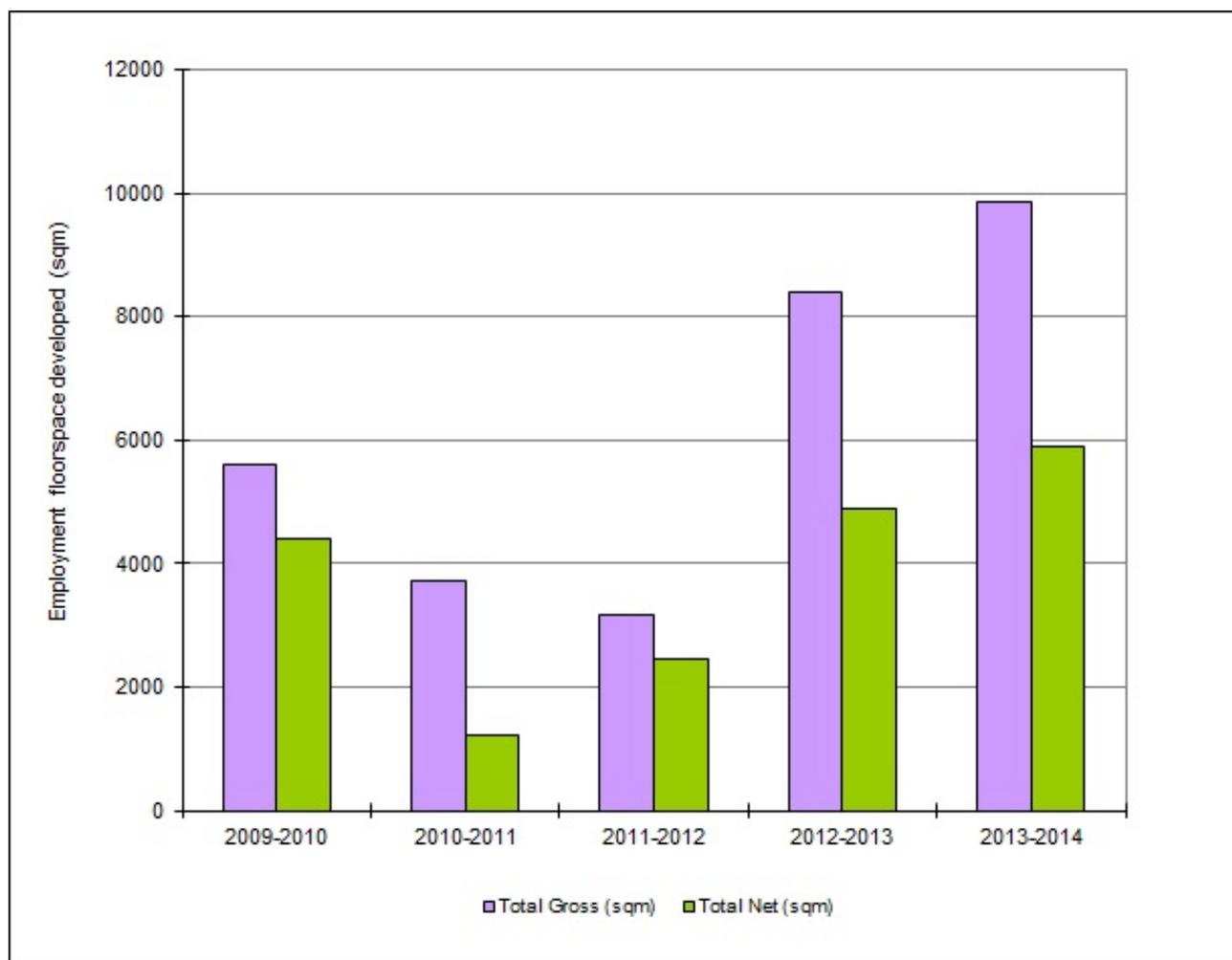
Total amount of additional floorspace by type

4.5 There are no up to date employment floorspace targets set out in the current development plan. However, the Chichester Local Plan: Key Policies will include targets for the provision of employment land.

4.6 Figure 4.1 and Table 4.1 show that the annual amount of employment floorspace completed (both gross and net) in the District increased in 2013-14.

4 . Monitoring Policy Performance

Figure 4.1 Total employment floorspace developed 2009-2014



4.7 The total additional employment floorspace developed in 2013-14 was 9,853m² (gross), or 5,883m² (net). Compared to 2012-13, additional gross employment floorspace provision increased by 14%; net additional employment floorspace provision increased by 16%.

Table 4.1 Employment floorspace (sqm) developed by type 2007-2013 (Source: WSCC)

Employment Type	2009-2010		2010-2011		2011-2012		2012-2013		2013-2014	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1a: Offices	997	583	522	522	153	153	1,276	1,276	1,019	370
B1b: Research & Development	0	0	0	0	0	0	150	0	0	0
B1c: Light Industry	1,388	1,088	156	156	646	595	0	0	843	763
B1: Mixed Uses	0	0	0	0	65	65	1,147	67	5,740	4,660
B2: General Industry	351	260	184	52	908	370	4,034	2,183	371	90

4 . Monitoring Policy Performance

Employment Type	2009-2010		2010-2011		2011-2012		2012-2013		2013-2014	
	Gross	Net								
B8: Storage & Distribution	2,867	2,464	2,863	500	1,386	1,284	1,774	1,364	1,880	0
Total	5,603	4,395	3,725	1,230	3,158	2,467	8,381	4,890	9,853	5,883

Indicator BD2

Total amount of employment floorspace on Previously Developed Land by type

Table 4.2 Employment floorspace developed on Previously Developed Land by type 2012-2013 (Source: WSCC)

Employment Type	Gross floorspace (sqm) completed on PDL	% gross employment floorspace completed on PDL
B1a: Offices	947	92%
B1b: Research & Development	0	0%
B1c: Light Industry	184	22%
B1: Mixed Uses	5,740	100%
B2: General Industry	90	24%
B8: Storage & Distribution	0	0%
Total	6,961	71%

4.8 The percentage of gross employment floorspace completed on PDL has decreased slightly from 73% in 2012-13 to 71% in 2013-14.

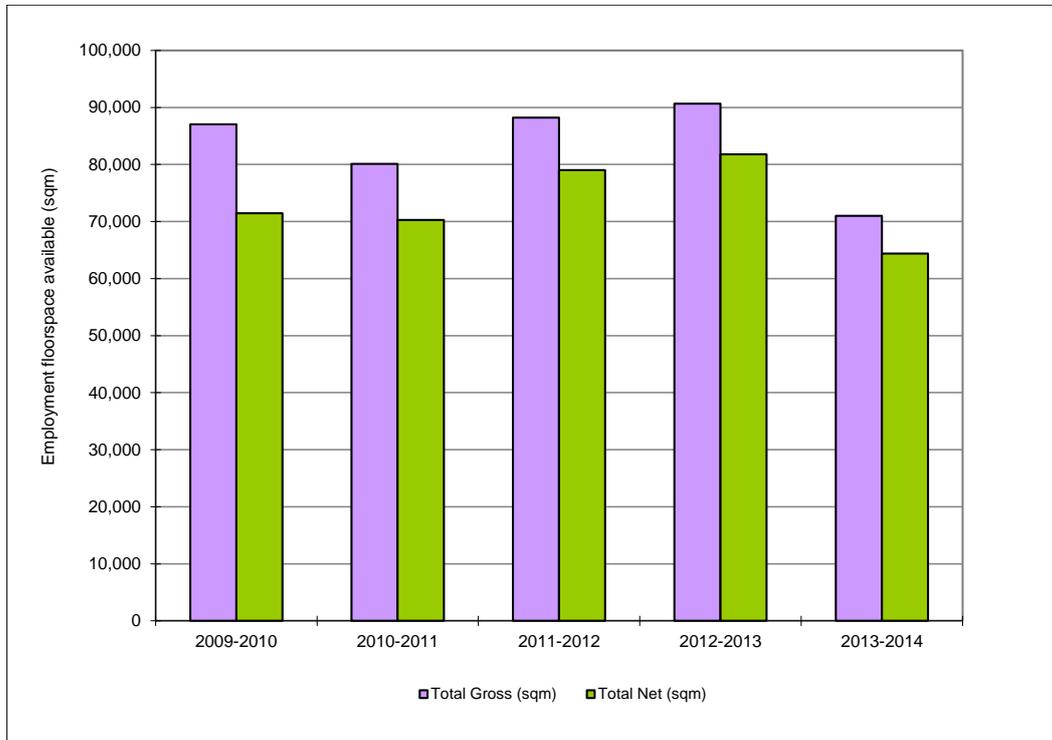
Indicator BD3

Employment land available by type

4.9 Available employment land includes sites with planning permission and Local Plan allocations.

4 . Monitoring Policy Performance

Figure 4.2 Total employment floorspace available 2009-2014



4.10 Figure 4.2 shows the amount of employment floorspace (both gross and net) available in 2013-14 has decreased compared to the previous year (2012-13).

4.11 Table 4.3 shows that B1 uses account for just over 70% of the available employment floorspace (both gross and net) in 2013-14.

Table 4.3 Employment floorspace available by type 2007-2013 (Source: WSCC)

Floorspace (sqm)	2009-2010		2010-2011		2011-2012		2012-2013		2013-2014	
	Gross	Net								
B1a: Offices	11,298	10,338	8,250	7,036	12,229	11,031	10,000	8,608	5,356	4,547
B1b: Research & Development	0	0	198	198	198	198	198	198	0	0
B1c: Light Industry	14,202	14,202	14,703	14,703	14,794	14,794	16,811	16,095	20,904	15,861
B1: Mixed Uses	27,008	17,658	23,467	17,967	24,476	20,046	29,136	24,706	25,402	25,402
B2: General Industry	10,474	10,474	13,078	13,078	14,129	13,591	13,088	13,088	13,088	13,088
B8: Storage & Distribution	24,063	18,767	20,427	17,292	22,381	19,348	21,441	19,091	6,238	5,489
Total	87,045	71,439	80,123	70,274	88,207	79,008	90,674	81,786	70,988	64,387

4 . Monitoring Policy Performance

4.12 Table 4.4 shows 78.82ha of employment land available in 2013-14, a decrease compared to 2012-13.

Table 4.4 Employment land available by type 2007-2013 (Source: WSCC)

Employment Type	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
B1a: Offices	1.90	1.73	2.44	10.72	1.12
B1b: Research & Development	0.00	0.02	0.02	0.02	0.00
B1c: Light Industry	3.30	3.36	8.76	10.80	11.32
B1: Mixed Uses	5.54	4.77	5.38	5.48	5.52
B2: General Industry	4.41	3.16	20.43	3.25	3.25
B8: Storage & Distribution	2.98	6.11	63.45	62.89	57.61
Total	18.13	19.15	100.48	93.16	78.82

4 . Monitoring Policy Performance

Indicator BD4

Total amount of floorspace for 'town centre uses'

Table 4.5 Completed retail, office and leisure development 2013-2014 (Source: WSCC)

Town Centre Uses	Gross Floorspace (sqm)	Net Floorspace (sqm)	Site Area (Ha)
A1: Retailing	1,093	820	0.70
A2: Financial/Professional Services	230	230	0.02
B1a: Offices	1,019	370	9.21
D2: Leisure	574	574	0.05
Total	2,916	1,994	9.98

4.13 Table 4.5 shows that the completed gross retail, offices and leisure development has increased by 5% in 2013-14 compared to 2012-13.

4 . Monitoring Policy Performance

Housing and Neighbourhoods

All data in this section **does not include** the area covered by the South Downs National Park.

4.14 A variety of housing and neighbourhood data, further to the information in this chapter, can be found on the Council's website: <http://www.chichester.gov.uk/stats>

Indicator H1, H2a and H2b

Plan period and housing targets

Net additional dwellings in previous dwellings in previous years and in the reporting year

4.15 The emerging Chichester Local Plan makes provision to deliver a total of 7,388 net additional homes over the period 2012-2029, equivalent to an average of 435 homes per year. The Plan is currently subject to examination, however the Council considers that the Plan target represents a sustainable and deliverable level of housing taking account of identified housing needs and the development constraints affecting the Plan area. Subject to the outcome of the Local Plan examination, the Council considers that it is appropriate to assess the five year housing land supply against the emerging Local Plan target.

Table 4.6 Net additional dwellings completed 2012-2014 (Source: CDC/WSCC)

Period	Local Plan requirement	Net dwellings completed	Housing surplus/shortfall
2012-2013	435	307	-128
2013-2014	435	202	-233
Total 2012-2014	870	509	-361
Average 2012-2014		255	

4.16 Table 4.6 shows that net housing completions have fallen short of the Local Plan housing target over the past two years. This has resulted in a cumulative shortfall of 361 net dwellings.

Indicator H2c and H2d

Net additional dwellings in future years and managed delivery target

4 . Monitoring Policy Performance

4.17 The draft Local Plan includes a housing trajectory as shown in Appendix C, which sets out the projected future housing supply over the period to 2029. Housing delivery and future land supply is monitored on an ongoing basis. This presents the housing trajectory updated to December 2014.

4.18 The trajectory shows that a combination of housing completions since April 2012, identified housing commitments (e.g outstanding planning permissions) and additional housing provided for in the Local Plan are expected to deliver a total of 7,791 net dwellings over the period to 2029. This comfortably exceeds the Local Plan target of 7,388 dwellings. However, it should be noted that the Local Plan includes housing to be provided through neighbourhood plans and/or a Site Allocations DPD, where specific sites have not yet been allocated.

Indicator - National Indicator 159

Five year supply of deliverable housing sites

4.19 The NPPF sets a requirement to maintain a five year supply of deliverable housing sites. Table 4.7 summarises the five year housing land supply for the Chichester Local Plan area over the period 2015-2020, based on the draft Local Plan housing target of [435] homes per year.

Table 4.7 Five year housing land supply 2015-2020 (Source: CDC/WSCC)

Housing Requirement (net dwellings) 2015-2020	Chichester Plan Area
Local Plan housing requirement 2015-2020	2,175
Shortfall against Local Plan housing requirement 2012-2014	361
Projected surplus against Local Plan requirement 2014-2015	40
Adjusted housing requirement 2015-2020	2,496
Additional 20% buffer	499
Total housing requirement 2015-2020	2,995

Projected Housing Supply (net dwellings) 2015-2020	Chichester Plan Area
Total identified housing supply	2,229
Windfall allowance on sites of under 6 dwellings	152
Total projected housing supply 2015-2020	2,381
Projected shortfall/surplus in dwellings	-614 (shortfall)

4 . Monitoring Policy Performance

Projected Housing Supply (net dwellings) 2015-2020	Chichester Plan Area
Percentage of required housing target 2015-2020	79.5%
Additional housing sites proposed in the draft Local Plan and neighbourhood plans ¹	608
Total projected housing supply 2015-2020 (including proposed Local Plan & neighbourhood plan allocations)	2,989

Projected Surplus/Shortfall in Housing Supply 2015-2020	Chichester Plan Area
Projected shortfall/surplus in dwellings	-6 (shortfall)
Percentage of required housing target 2015-2020	99.8%

- ¹ Includes projected delivery from Strategic Development Locations allocated in the Local Plan and housing sites allocated in draft neighbourhood plans that have reached the Submission (Regulation 16) stage.

4.20 The table shows a requirement to deliver a total of 2,995 net dwellings over the period 2015-2020. This takes account of the housing delivery shortfall from previous years and adds a 20% buffer as required in the NPPF. Set against this, there is a current supply of 2,381 net dwellings comprising sites with outstanding planning permission and other sites expected to come forward during the 5-year period, plus an allowance for small windfall sites. When compared to the five year housing requirement, this leaves an outstanding shortfall of 614 net dwellings. If expressed as a percentage, the projected housing supply represents 79.5% of the housing requirement.

4.21 However, the draft Local Plan and emerging neighbourhood plans include additional housing sites that will potentially provide an additional 608 net dwellings during the five year period. This housing proposed at the Strategic Development Locations allocated in the Local Plan and sites allocated in draft neighbourhood plans that have reached the Submission (Regulation 16) stage.

4.22 If these additional housing sites are included in the supply figures, it leaves only a small remaining shortfall of 6 net dwellings. As a percentage, the projected housing supply represents 99.8% of the housing requirement.

4 . Monitoring Policy Performance

Indicator H3

New and converted dwellings on Previously Developed Land (PDL)

Table 4.8 Numbers and Percentage of new and converted dwellings on Previously Developed Land 2006-2013 (Source: WSCC)

	Total Gross Completions	Greenfield		PDL	
		Gross Completions	% of total	Gross Completions	% of total
2012-2013	327	46	14.1%	281	85.9%
2013-2014	286	23	8.0%	263	92.0%
Average	306.5	34.5	11.3%	272	88.7%

4.23 Table 4.8 shows that in 2013-14, 92% of gross housing completions were on PDL sites. This is a slightly higher proportion than in 2012-13 when the percentage was just under 86%.

4.24 The high proportion of recent development on PDL reflects the major housing developments underway in the north of Chichester city at Graylingwell Park and Roussillon Park, together with substantial new development at Lion Park, Hambrook. The only large greenfield site where dwellings were completed was Southfields Close (Canal Walk) at Stockbridge. However, sites proposed in the Local Plan and neighbourhood plans, and other recent planning permissions outside settlement boundaries, will increase the proportion of greenfield development over the next few years.

Indicator H4

Net additional Gypsy and Traveller pitches

Table 4.9 Net additional pitches (Gypsy & Traveller) 2013-14 (Source: CDC)

New pitches completed	4
Existing pitches lost as a result of development or closure	0
Net additional pitches	4

4.25 Two planning applications were permitted for Gypsy and Traveller pitches during the 2013-14 monitoring period.

4 . Monitoring Policy Performance

4.26 One planning application was granted on appeal during the 2013-14 monitoring period in relation to gypsy and traveller pitches:

Table 4.10 Gypsy & Traveller pitches - Planning Appeals Allowed 2012-2013 (Source: CDC)

Application Number	Site	Appeal Decision	Proposal
11/05313/FULL	Cowdry Nursery	Allowed 28/06/13	Siting of 1 no. Mobile home and amenity buildings for gypsy use only.

Indicator H5

Gross affordable housing completions

4.27 The Council's Corporate Plan 2013-2016 sets an objective to facilitate the development of more affordable homes in the Local Plan. The Council has set a new minimum target of 550 affordable homes to be delivered on market sites, with an additional 150 affordable homes to be delivered through a new housing delivery partnership, utilising registered provider assets and Council funds.

4.28 These targets have been incorporated into the Corporate Plan which sets targets to deliver 110 affordable homes each year on market sites, with an additional 30 affordable homes to be enabled by the Council each year. It should be noted that the targets apply to the whole of Chichester District, including the area within the South Downs National Park.

Table 4.11 Gross Affordable Housing Completions 2013-14 (Source: WSCC)

	Affordable Rented	Intermediate	Rural Exception Sites	Total Affordable Housing (Gross)
Gross Affordable Housing Completions	86	0	0	86
% of Total Completions (Gross)	30.1%	0%	0%	30.1%

Table 4.12 Gross Affordable Housing Completions as a Percentage of Total Housing Completions 2012-2014 (Source: WSCC)

	2012-2013	2013-2014
Total Completions (Gross)	260	286
Affordable Completions (Gross)	66	86
Percentage (%)	25.4%	30.1%

4 . Monitoring Policy Performance

4.29 Table 4.11 shows gross affordable housing completions (built units) in the Local Plan area (excluding the National Park). The table shows that during 2013-14 totalled 86 dwellings, representing around 30% of total gross housing completions. The number of affordable units built has increased compared to the previous year's total of 66 dwellings.

4.30 Despite the increase in affordable units built, the number of affordable housing completions still fell short of the Council's average annual targets set out in the Corporate Plan.

4.31 The majority of affordable housing built was provided in association with market housing developments, where the affordable housing was delivered through a planning obligation (S106 agreement), in accordance with the Council's Interim Statement on Planning for Affordable Housing. There is a presumption that no Government grant will be available to assist the delivery of affordable housing on market sites and therefore delivery of *affordable* housing is generally now directly dependent on subsidy from private housing developments. The low delivery of market housing developments continues to limit the supply of affordable homes.

4.32 It should be noted that the figures shown above are taken from West Sussex County Council's annual housing development monitoring survey, and differ slightly from the Housing Strategy Statistical returns provided by the District Council's Housing Investment Team, which record affordable housing units at the date on which they become available for occupation. However, both sets of completions figures are compared annually, so that they equate over the longer term.

Indicator - Local output indicator

Dwelling completions by size

Table 4.13 Gross dwelling completions by number of bedrooms for houses/bungalows 2013-2014 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Completions (Gross)	5	39	87	48	179
Percentage of House/Bungalow Completions (%)	2.8	21.8	48.6	26.8	100

Table 4.14 Gross dwelling completions by number of bedrooms for flats/maisonettes 2013-2014 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Completions (Gross)	38	66	3	0	107

4 . Monitoring Policy Performance

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Percentage of Flat/Maisonette Completions (%)	35.5	61.7	2.8	0.0	100

Table 4.15 Gross dwelling completions by number of bedrooms for all dwellings 2013-2014 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Completions (Gross)	43	105	90	48	286
Percentage of All Dwelling Completions (%)	15.0	36.7	31.5	16.8	100

4.33 Analysis of completions by size of dwelling shows that over 70% of completions during the year comprised 2- or 3-bed units. However, a sizeable proportion of houses/bungalows completed (over a quarter) had 4 or more bedrooms.

Environment

Indicator E1

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

4.34 The Environment Agency (EA) has been consulted on all relevant applications throughout the year.

4.35 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 2013 and 31 March 2014.

Water Quality

4.36 The Environment Agency did not object to any planning applications in the District on the grounds of water quality during 2013-14.

Flood Risk

4.37 Six applications were objected to on flood risk grounds. Additional information provided during the application process meant that the EA removed their objection to three of the applications prior to permission being granted. The remaining three applications were withdrawn.

Indicator E2

Change in areas of biodiversity importance

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

4.39 The tables in Figures 4.3 and 4.4 provide a measure of the impact that permitted planning applications during the 2013-2014 monitoring period had on designated sites and habitats within the District.

4.40 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.

4 . Monitoring Policy Performance

4.41 In terms of the change in overall size of various habitats, it is not possible to draw conclusions on a yearly 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 the total area of impact.

Figure 4.3 Statistical breakdown of planning applications with code of commencement within designated sites and habitats in Chichester District between 1st April 2013 and 31st March 2013

Chichester District area (ha)		81187.3	Area of commenced planning applications 2013/2014 (ha)		9.3	(79 applications)		
West Sussex area (ha)		202361.6	% of Chichester infringed by planning applications		0.01			
Table 1. 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 or abutting designation / reserve
Inter-national	Ramsar	3723.9	1.8	3065.2	3.8	0.0	0.00	0
	Special Area of Conservation (SAC)	3667.8	1.8	3186.1	3.9	0.0	0.00	0
	Special Protection Area (SPA)	3745.5	1.9	3086.7	3.8	0.0	0.00	0
National	Area of Outstanding Natural Beauty (AONB)	25957.8	12.8	5959.5	7.3	2.4	0.04	13
	National Nature Reserve (NNR)	221.8	0.1	221.8	0.3	0.0	0.00	0
	National Park	81247.9	40.1	54613.7	67.3	2.8	0.01	18
	Site of Special Scientific Interest (SSSI)	8310.7	4.1	5682.1	7.0	0.0	0.00	0
Local	Country Park	320.5	0.2	88.7	0.1	0.0	0.00	0
	Local Geological Site (LGS)	1573.9	0.8	828.2	1.0	0.0	0.00	0
	Local Nature Reserve (LNR)	2046.9	1.0	1516.2	1.9	0.0	0.00	0
	Notable Road Verge	136.1	0.1	77.2	0.1	0.0	0.00	0
	Site of Nature Conservation Importance (SNCI)	10496.3	5.2	4643.4	5.7	0.0	0.00	0
Reserve/ Property	Environmental Stewardship Agreement *	75800.7	37.5	34309.8	42.3	0.0	0.00	3
	National Trust	5107.6	2.5	2371.2	2.9	0.0	0.00	0
	RSPB Reserve	559.8	0.3	85.5	0.1	0.0	0.00	0
	Sussex Wildlife Trust Reserve	742.5	0.4	606.2	0.7	0.0	0.00	0
	Woodland Trust	67.9	0.03	15.0	0.02	0.0	0.00	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 04/11/14. 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.

4 . Monitoring Policy Performance

Figure 4.4 Statistical breakdown of planning applications with code of commencement within designated habitats in Chichester District between 1st April 2013 and 31st March 2014 (Source SRBC)

Chichester District area (ha)	81187.3	Area of commenced planning applications 2013/2014 (ha)	9.3	(79 applications)			
West Sussex area (ha)	202361.6	% of Chichester District infringed by planning applications	0.01				
Table 2. Habitats *	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 or abutting habitat
Ancient woodland	21372.1	10.6	10557.7	13.0	0.2	0.0	1
Coastal & floodplain grazing marsh	4388.8	2.2	1346.2	1.7	0.0	0.0	0
Coastal saltmarsh	357.0	0.2	329.3	0.4	0.0	0.0	0
Coastal sand dunes	315167.0	155.7	20.9	0.0	0.0	0.0	0
Coastal vegetated shingle	76.8	0.04	24.3	0.0	0.0	0.0	0
Deciduous woodland	21691.8	10.7	10990.2	13.5	0.5	0.0	4
Ghyll woodland	1992.7	1.0	0.0	0.0	0.0	0.0	0
Intertidal chalk	0.0	0.0	0.0	0.0	0.0	0.0	0
Intertidal mudflat	1758.9	0.9	1479.9	1.8	0.0	0.0	0
Lowland calcareous grassland	2736.0	1.4	1032.8	1.3	0.0	0.0	0
Lowland fen	194.7	0.1	54.9	0.1	0.0	0.0	0
Lowland heathland	1499.4	0.7	1024.5	1.3	0.0	0.0	0
Lowland meadow	34.2	0.02	7.5	0.0	0.0	0.0	0
Maritime cliff and slope	0.0	0.0	0.0	0.0	0.0	0.0	0
Reedbed	60.1	0.03	39.0	0.0	0.0	0.0	0
Saline lagoon	44.2	0.02	28.9	0.0	0.0	0.0	0
Traditional orchard	200.0	0.1	95.4	0.1	0.01	0.0	1
Wood-pasture and parkland	7057.9	3.5	4226.3	5.2	0.03	0.0	3
Table 3. Species Data #	Number of records in West Sussex	Number of records in Chichester	No. of planning applications with species records within 200m buffer	% of planning applications with species records within 200m buffer			
European Protected Species	10037	3874	22	27.8			
Wildlife & Countryside Act Species	22668	9326	41	51.9			
Bats	10637	5033	23	29.1			
Notable birds	51419	25747	28	35.4			
Biodiversity Action Plan species	189896	83526	48	60.8			
Rare species (excludes bats and birds)	40414	19205	40	50.6			
Invasive alien species	5927	1972	21	26.6			
Trees							
Ancient Tree Hunt	1004	338	6	7.6			
Tree Register	378	201	5	6.3			
Black Poplar	16	8	1	1.3			

* 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. #Badger and otter records are not included. Rare species does not include bat or bird records. 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. Ancient Tree Hunt and Tree Register of the British Isles datasets include a degree of overlap [i.e on occasion the same tree may be recorded in both datasets].

Indicator (Local)

Condition of Sites of Special Scientific Interest in Chichester District

4.42 The SBRC monitor the condition of Sites of Special Scientific Interest (SSSI). The pie charts in Figures 4.5 and 4.6 enable comparisons between District and County SSSI.

4.43 In Chichester District, 52.5% of the 217 designated SSSI are considered to be in a favourable condition. The remaining 47.5% are considered to be in an unfavourable condition.

4.44 Of the SSSI categorised as unfavourable, 4 sites are considered to be declining, compared to 96 sites that are categorised as recovering. A further 2 sites have no change to their unfavourable condition.

4.45 Opportunities offered through the planning system as a consequence of nearby development to maintain and enhance the condition of SSSI should be used to continue the recovery process.

4 . Monitoring Policy Performance

4.46 The Council's policies seek to protect designated sites and habitats from the harmful effects of development. It is considered that the Local Plan (1999) Saved Policies provide adequate protection for sites of nature conservation importance from the threat of inappropriate development, but this will continue to be monitored.

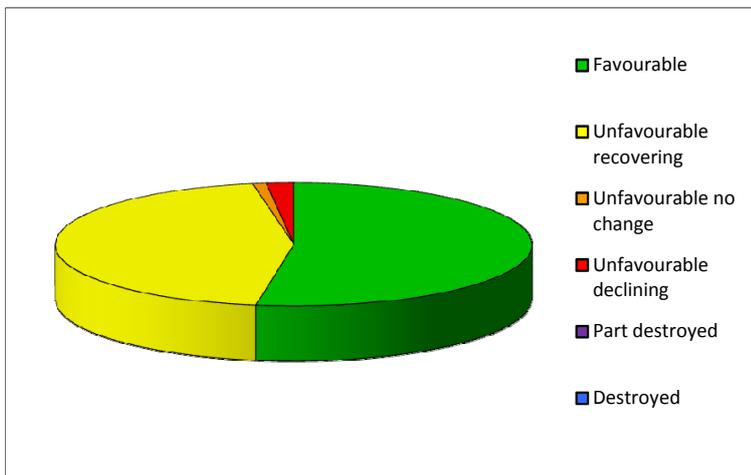
Figure 4.5 Chichester District SSSI Unit Condition (Source: SBRC)

SSSI Unit Condition

Based on information derived from Natural England
Prepared on 07/11/2014



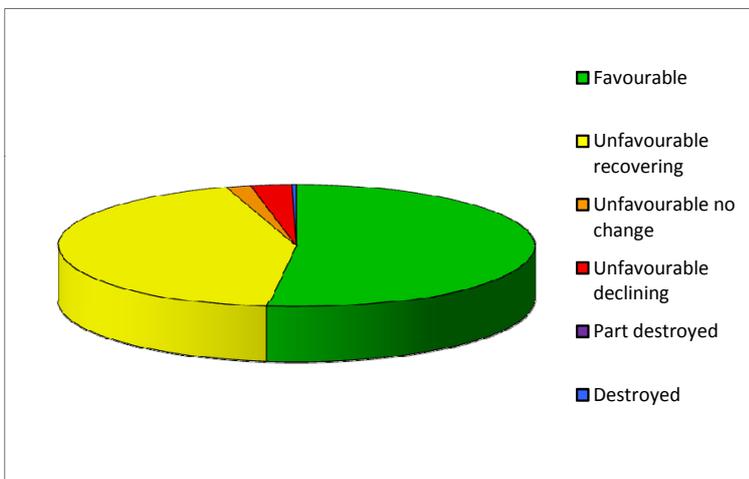
SSSI Units in Chichester District



Condition	No. of Units	% of Units
Favourable	114	52.5
Unfavourable recovering	97	44.7
Unfavourable no change	2	0.9
Unfavourable declining	4	1.8
Part destroyed	0	0.0
Destroyed	0	0.0
Total no. of units	217	

Figure 4.6 West Sussex SSSI Unit Condition (Source: SBRC)

SSSI Units in West Sussex



Condition	No. of Units	% of Units
Favourable	186	52.0
Unfavourable recovering	155	43.3
Unfavourable no change	6	1.7
Unfavourable declining	10	2.8
Part destroyed	0	0.0
Destroyed	1	0.3
Total no. of units	358	

Planning Applications

All data in this section **does not include** the area covered by the South Downs National Park.

Table 5.1 All planning application types 2012-2014 (Source: CDC)

	Total Applications	Approved	%	Refused	%	Withdrawn	%	Never Valid	%
2012-2013	1,819	1,265	69.54%	269	14.79%	99	5.44%	186	10.23%
2013-2014	1897	1367	72.06%	225	11.86%	133	7.01%	172	9.07%

5.1 The total number of planning applications determined in Chichester District increased by 4.1% from 2012-13 to 2013-14.

Table 5.2 Planning applications decided within the 8 and 13 week target 2012-2014 (Source: CDC)

	Major applications ⁽¹⁾			Minor applications ⁽²⁾			Other applications ⁽³⁾			Total
	National Target 60%			National Target 65%			National Target 80%			
	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	
2012-2013	31	13	42%	307	121	39%	989	543	55%	1,327
2013-2014	49	33	67.34	356	237	66.57	1037	808	77.91	1442

1. e.g. 10 or more dwellings, commercial (more than 1000 sqm)

2. e.g. 1-9 dwellings, commercial (less than 1000 sqm)

3. e.g. Householder, changes of use

5.2 It should be noted that data within table 5.2 does not include certain types of planning applications; e.g. Applications to carry out work to trees with preservation orders, non-material amendments, and prior notification applications.

5.3 The percentage of major applications determined within 13 weeks was higher than in the previous monitoring year, meeting the national target of 60%. The percentage of minor and other applications determined within 8 weeks were also higher than in 2012-13. This meant the national target of 65% for minors was met the 80% target for others was not.

Planning Appeals

5.4 The outcome of appeals against refusals of planning permission provides information on the support given by Planning Inspectors to Council decisions.

5 . Development Management

Table 5.3 Planning appeal decisions 2012-2014 (Source: CDC)

Appeal decisions	Allowed		Dismissed/Upheld		Withdrawn		Part Allowed/Dismissed		Total
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	
2012/2013	24	28%	58	67%	4	5%	1	1%	87
2013/2014	29	56%	22	42%	1	2%	0	0%	52

Planning Obligations

All data in this section does not include the area covered by the South Downs National Park.

5.5 New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning obligations are the mechanism used to secure these measures.

5.6 Infrastructure is typically delivered through planning obligations secured via Section 106 (S106) agreements. Between 1 April 2013 and 31 March 2014, 38 S106 agreements were signed. Table 5.4 shows the financial contributions due against these agreements.

Table 5.4 Financial contributions secured via S106 agreements 2013-2014 (Source: CDC)

To Chichester District Council	Payments Due
CCTV	£0.00
Public Art	£124,464.00
Recycling	£0.00
Leisure	£914,367.00
Community Facilities	£1,628,020.00
Affordable Housing	£583,400.00
Public Open Space	£14,100.00
Chichester Harbour SPA	£0.00
Eco Mitigation	£25,000
Primary care trust	£84,491
Recreation Disturbance	£57,140.00
Total	£3,430,982.00

5 . Development Management

To West Sussex County Council	Payments Due
Sustainable Transport	£0.00
Highways	£0.00
Total Access Demand (TAD)	£234,747.00
Education	£478,521.00
Civic Amenity	£2,079
Libraries	£18,420.00
Total	£733,767.00
All Financial Contributions Total	£3,998,118.00

5.7 The total amount of £3,430,982, due to Chichester District Council, secured through S106 Agreements, comprises the financial contributions from 28 developments granted planning permission shown in table 5.5.

Table 5.5 S106 agreements signed with financial contributions and non-financial contributions secured 2013-2014 (Source: CDC)

Application number	Site	Development	Financial Contribution	Non Financial contribution
11/05283/OUT	Land On The North Side Of Shopwhyke Road, Shopwhyke	Urban extension comprising residential development of 500 dwellings	£1,291,674	Yes
12/01739/OUT	Land On The East Side Of Meadow Way, Tangmere	59 residential units	£199,619	Yes
12/02360/OUT	Maudlin Nursery Hanging Basket Centre, Stane Street, Westhampnett	100 dwellings	£251,545	Yes
12/02461/FUL	Land North East Of Beech Avenue, Bracklesham Bay	50 dwellings	£145,066	Yes
12/03205/FUL	Prinsted Court, Longlands Road, Southbourne	20 dwellings	£8,600	Yes
12/04147/OUT	Land At Tawny Nurseries, Bell Lane, Birdham	30 dwellings	£90,148	Yes
12/04410/FUL	Land At Southfields Close, Stockbridge	112 dwellings	£383,659	Yes

5 . Development Management

Application number	Site	Development	Financial Contribution	Non Financial contribution
12/04701/OUT	Land West Of Garsons Road, Southbourne	60 bed care home and 70 dwellings	£651,733	Yes
12/04778/FUL	Land West Of Broad, Road Broad Road, Hambrook	28 dwellings	£104,531	Yes
13/00239/FUL	Little London Walk, 44 East Street, Chichester	Alterations to Little London Walk, including creation of retail unit	£11,844	No
13/00288/FUL	Car Park, The Woolstaplers, Chichester	16 later living apartments	£38,452	Yes
13/01093/OUT	Land North Of The Willows, Hambrook Hill South, Hambrook	11 dwellings	£79,638	Yes
13/01302/FUL	Chichester District Museum , 29 Little London And 6 East Row, Chichester	5 flats	£69,000	Yes
13/01391/FUL	Field North West Of The Saltings, Crooked Lane, Birdham	15 dwellings	£6,450	Yes
13/01493/FUL	Royal Oak , Stocks Lane, East Wittering	Supermarket development	£8,195	Yes
13/02278/OUT	Land East Of Follis Gardens, Fishbourne	25 dwellings	£76,968	Yes
13/02886/FUL	Land To The Rear Of Fairways, Priors Leaze Lane, Hambrook	Travelling Showpeoples site	£2,580	No
13/02966/FUL	Land East Of Manor Way, Southbourne	10 dwellings	£2,000	Yes
13/03105/P3JPA	Premier Marinas Limited, Chichester Marina, Birdham	Change of use of office building to residential	£4,300	Yes
13/03223/FUL	Plot Adjacent To Westerlies, Bracklesham Lane, Bracklesham	1 dwelling	£200	No
13/03463/FUL	Demacroft , Pond Road, Bracklesham Bay	1 dwelling	£200	No

5 . Development Management

Application number	Site	Development	Financial Contribution	Non Financial contribution
13/03608/FUL	Land South Of Green Orchards, Inlands Road, Nutbourne	Gypsy accommodation	£516	No
13/03618/FUL	Willow House, 1 Southbourne Avenue, Southbourne	1 dwelling	£200	No
13/03787/FUL	Land West Of Hopedene, Common Road, Hambrook	Gypsy accommodation	£2,092	No
14/00010/FUL	The Old Coach House, Stane Street, Maudlin	Conversion of existing buildings into 3 dwellings	£400	No
14/00294/FUL	20A & 21 Eastfield Close, Southbourne, Emsworth	1 dwelling	£200	No
14/00335/P3JPA	NHS West Sussex, 44 - 45 West Street, Chichester	Change of use from office to residential	£800	No
14/00783/P3JPA	Little London Walk, 44 East Street, Chichester	Change of use from office to residential	£372	No
12/04780/FUL	Land East Of Palmer Place, Lagness Road, Runcton	15 dwellings	£0	Yes
13/01179/FUL	Land West Of, Garsons Road, Southbourne	2 flats and 3 dwellings	£0	Yes
13/01398/FUL	Brooklands , Green Lane, Bosham	Redevelopment of commercial site	£0	Yes
13/02674/FUL	Land North Of Gribble Lane, Oving	11 dwellings	£0	Yes

Appendix A . Schedule of Saved Local Plan (1999) Policies

Table A.1 Policies saved from 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
RE11 B	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

Appendix A . Schedule of Saved Local Plan (1999) Policies

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

Appendix A . Schedule of Saved Local Plan (1999) Policies

Policy Number	Policy Title/Purpose
H6	Maintenance of Open Space
H8	Social and Low Cost Housing in Settlement Policy Areas
H9	Social Housing in the Rural Area
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 Areas
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

Appendix A . Schedule of Saved Local Plan (1999) Policies

Policy Number	Policy Title/Purpose
T10	Winter Storage of Touring Units

Appendix B . Glossary

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision:

- **Social rented housing** is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- **Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- **Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing
- Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity space: External amenity space comprising for example: gardens (both public and private), roof terraces and balconies.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD.

Appropriate Assessment: This is an assessment of the potential effects of a proposed plan - 'in combination' with other plans and projects - on one or more European Special Areas of Conservation. The 'assessment' proper is a statement which says whether the plan does, or does not; affect the integrity of a European site. However the process of determining whether or not the plan will affect the site is also commonly referred to as 'appropriate assessment'. The process is usually documented in a report.

Authority's Monitoring Report (AMR): This enables the local authority to assess the extent that the policies and proposals set out in the Local Plan are being achieved. The AMR allows the local planning authority to identify when a review of policies or proposals will be necessary.

Approved body: is defined in S106s as being one of the following - 1. a Registered Provider being one of the Council's preferred partners; or 2. such other Registered Provider, acceptable to the Council (acting reasonably) in accordance with the Council's Supplementary Planning Guidance; or 3. such other body specialising in the delivery of Affordable Housing as the Council shall approve in writing.

Area Action Plans: These are plans that are specific to a geographical area that is in need of significant change or conservation (e.g. regeneration, or growth areas, or an area where there is significant pressure for development). The action plan could identify sites for specific uses, specific policies and proposals for that area. They may also include detailed design criteria to apply to that area, and a timetable for implementation. Action plans should help to ensure development of appropriate scale, mix and quality in those areas.

Areas of Outstanding Natural Beauty (AONB): Areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. AONB landscapes range from rugged coastline to water meadows to gentle lowland and upland moors. Natural England has a statutory power to designate land as AONB under the Countryside and Rights of Way Act 2000. Chichester Harbour AONB is located within the Local Plan Area.

Article 4 Direction: A special planning regulation adopted by a Local Planning Authority to provide additional powers of planning control in a particular location. It operates by removing "Permitted Development" rights over certain specified classes of minor alterations and extensions, such as porches, replacement of windows and doors and painting of the exterior of a building.

Biodiversity: The totality of genes, species, and ecosystems of a region.

Biodiversity Action Plan: A Strategy prepared for a local area aimed at conserving and enhancing biological diversity.

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.

Chichester City Sub-Regional Centre: Sub-regional centre providing a wide range of higher order services and facilities - employment, shopping, education, health, entertainment, arts and culture - serving a wide catchment area extending outside the District.

Chichester District: the administrative region for which Chichester District Council is responsible, stretching from Selsey in the south to just south of Haslemere in the north, and from Hermitage and Westbourne in the west to Tangmere, Bury and Wisborough Green in the east.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

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 allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Appendix B . Glossary

Comparison shopping: The purchase of items not obtained on a frequent basis where the shopper compares the price and quality before a purchase is made, e.g. clothes, fashion, gift merchandise, electrical goods, and furniture. Generally high street shopping.

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.

Conservation Area Character Appraisal: An appraisal of the characteristics and features that are important to the character of a particular Conservation Area.

Conservation Area Consent: Consent required for the demolition of an unlisted building within a Conservation Area.

Convenience shopping: Broadly defined as food shopping, drinks, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption. Generally supermarket shopping.

Density (Housing): The number of dwellings per net residential area, normally measured by dwelling per hectare.

Density (Job): The number of jobs in relation to the working age population.

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.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development: Defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.” Most forms of development require planning permission.

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: The local planning authority team responsible for processing and determining planning applications, along with other applications including works to trees, advertisements and listed buildings.

Development Plan: This includes adopted Local Plans, neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken

in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Development Plan Document (DPD): Formal plans that set out policies for a particular geographical area. They are subject to public consultation and a Sustainability Appraisal. They must also be considered at independent examination and obtain Council approval before they can be adopted.

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: Statutory organisation responsible for protecting and promoting the historic environment in England.

Environment Agency: 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.

Environmental Impact Assessment (EIA): A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

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.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Greenfield: An undeveloped site, especially one being evaluated and considered for commercial development or exploitation.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

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

Appendix B . Glossary

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.

Hearing: An opportunity for comments on submitted documents to be considered by an independent inspector appointed by the Government. The purpose of the Hearing is to consider whether a document is 'sound'.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

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.

Historic Parks and Gardens: A park or garden of special historic value and have been included on the national Register of Parks and Gardens of special interest in England based on an assessment by English Heritage.

Housing Needs Survey: A robust study of the housing needs for a particular area which includes analysis of needs for affordable housing, and the mix of tenures, types and size of dwellings needed.

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.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads, and power supplies) necessary for development to take place.

Infrastructure Delivery Plan (IDP): 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.

Infilling: Development that is located on sites situated between existing uses and buildings.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites

Landscape Character Assessment: A background study that identifies the features or combinations of elements that contribute to the character of the landscape. LCA's can make a contribution to planning policies and the allocation of land for development.

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 Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme (LDS): A timetable and project plan for the production of all documents relating to a Local Plan.

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Locally Listed Building: A building or structure of good quality design and with historic features which, whilst not listed by the Secretary of State, the Council deems to be an important part of the District's heritage, as a reminder of the historical development of an area which the District Council believes is worthy of recognition and retention wherever possible.

Local Nature Reserve (LNR): Designated under the National Parks and Access to the Countryside Act 1949 by Local Authorities in consultation with Natural England for their locally important wildlife or geological features.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Transport Plan: A five-year plan, which is drawn up by the Transport Authority in association with local authorities and subject to widespread consultation. It includes future investment plans and proposed packages of measures to meet local transport needs.

Masterplan: A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

Appendix B . Glossary

Material Consideration: Any factor relevant to the determination of a planning application or appeal, subject to limits set out in planning statute law, government circulars and guidance.

Mitigation Measures: These are measures requested/carried out in order to limit the damage by a particular development or activity.

Mixed Use (or Mixed Development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

National Nature Reserve (NNR): Designated under the National Parks and Access to the Countryside Act 1949 or the Wildlife and Countryside Act 1981 primarily for nature conservation, but can also include sites with special geological or physical features.

National Park: The Environment Act 1995 set out two statutory purposes for National Parks in England and Wales:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage
2. Promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the Public

When National Parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the National Parks. The South Downs National Park Authority (SDNPA) is the organisation responsible for promoting the purposes of the National Park and the interests of the people who live and work within it.

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 Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant permission for a specific development proposal or classes of development.

Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

New Homes Bonus: A grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 years. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.

Ofwat: The Water Services Regulation Authority is the economic regulator of the water and sewerage sectors in England and Wales. They make sure that the companies provide household and business consumers with a good quality service and value for money.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Pitch/Plot: a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for 'gypsies and travellers' and mixed-use plots for 'travelling showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Inspector: An independent person employed by the Planning Inspectorate to consider appeals against refusals of planning permission and into issues relating to planning policy, including Development Plan Documents.

Planning Inspectorate (PINS): A Government Agency who use independent Inspectors to undertake and manage planning appeals and hold inquiries into local development plans and Local Development Frameworks.

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 obligation: A legally enforceable obligation entered into under S106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Priority habitats and species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Public Inquiry: A very formal type of Independent Public Hearing where each side is represented by a solicitor (usually a barrister), and witnesses are cross examined to ensure that the Planning Inspector understands the detailed arguments involved.

Public realm: The space between and within buildings that are publicly available, without charge, for everyone to use or see, including streets, squares, parks and open spaces.

Appendix B . Glossary

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Real Time Passenger Information: An electronic passenger information display system which provides updated information about current bus or train services (e.g. expected arrival and departure times, and information about the nature and causes of disruptions).

Regionally Important Geological/Geomorphological Sites (RIGS): A British network of sites selected and conserved by informally constituted groups of volunteers working closely with statutory and voluntary conservation bodies. The scheme began in 1990. Local records are maintained by the Sussex Biodiversity Records Centre.

Regulations: As set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

River Basin Management Plan: Prepared by the Environment Agency under the Water Framework Directive. It sets out the pressures facing the water environment in the River Basin District and focuses on the protection, improvement and sustainable use of the water environment.

Rural diversification: A term relating to improving and sustaining the quality, range and occupational mix of employment in rural area in order to provide wide and varied work opportunities for rural people, including those formerly or currently employed in agriculture and related sectors.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

S106: See planning obligations

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: 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.

Service villages: Villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements.

Settlement hubs: Defined by the Sustainable Community Strategy, these are secondary service centres, providing a reasonable range of employment, retail, social and community facilities serving the settlement and local catchment areas.

Sequential Test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield land before greenfield sites, town centres before out of centre and sites at less risk of flooding before others.

Settlement boundary: These are defined around settlements and their purpose is to prevent settlements from sprawling. Generally development proposals will be considered more favourably within the Built-Up Areas.

Settlement hierarchy: Settlements that are categorised in a hierarchy, based on the services and facilities in the settlement. See Policy 2 for further details on Chichester District's settlement hierarchy.

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.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Soundness: The independent Inspector will consider the soundness of the Local Plan and other local development 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.

Source Protection Zones: Areas defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public drinking water supply. They show the risk of contamination from any activities that might cause pollution in the area.

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.

Appendix B . Glossary

Special Area of Conservation: Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas: Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Statement of Community Involvement (SCI): Sets out the standards which local authorities will achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in development control decisions. The SCI is not a development plan document but is subject to independent examination.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA): A broad scale assessment of flood risk carried out by the local planning authority to inform the preparation of its Local Development Documents (LDD), having regard to catchment-wide flooding issues which affect the area. Policies in LDD should set out the requirements for site specific Flood Risk Assessment (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.

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 the National Planning Policy Framework.

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 National Planning Policy Framework, it is primarily intended to assist local authorities and their stakeholders to plan for housing in sub-regional housing markets.

Strategic Viability Study: A background study to assess development viability whilst meeting sustainable development, affordable housing targets, renewable energy targets and major highway improvements.

Sui Generis Certain uses do not fall within any planning use class and are classed as 'sui generis'. Such uses include theatres, houses in multiple occupation, scrap yards, petrol filling stations, nightclubs, launderettes, amusement centres and casinos.

Suitable Alternative Natural Greenspace (SANGs) are areas of existing open space that have been identified for enhancement so that they can be made more accessible and attractive to visitors.

Supplementary Planning Documents (SPD): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Super-fast Broadband: Super-fast broadband refers to broadband connections of 20 Megabits per second (Mbps) or above. While the current average UK broadband connection is around 8-9Mbps (2012), super-fast broadband products deliver speeds of up to 100Mbps, usually through fibre-optic broadband networks

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. 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: Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainable Drainage Systems (SuDS): systems designed to mimic the natural drainage of a site in order to control the quantity of run-off; and to enhance the nature conservation, landscape and amenity value of the site and its surroundings. These typically include swales, attenuation ponds, wetlands, and permeable surfaces.

Tenure blind: where there is no distinction in visual appearance between homes of different tenures.

Transit sites: Sites made available for Gypsies and Travellers who need to temporarily stop. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months. Transit sites are generally used by families who have been evicted from their previous accommodation and are looking for a new place to live.

Appendix B . Glossary

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently but excludes Gypsies and Travellers.

Use Classes Order (UCO): This is supplementary legislation which specifies a number of broad "classes of use"; changes of use can be made between different uses within the same class without the need for planning permission. In some circumstances it is possible to change between classes without applying for planning permission as specified by the General Permitted Development Order.

Variable Message Systems (VMS): Electronic traffic signs used to provide updated information or messages for drivers and road users (e.g. relating to traffic congestion or car parking availability).

Water abstraction: this is the process of taking water from a ground source, either temporarily or permanently.

Water Framework Directive (WFD): This European Directive, together with emerging River Basin Management Plans, looks at integrated management of water resources, taking account of abstraction, water quality and flooding.

Water Resource Zones (WRZ): A water resource zone is an area in which all consumers experience the same level of water supply reliability

Wastewater Treatment Works (WwTW): also known as sewage treatment works where contaminants are removed from wastewater and sewage.

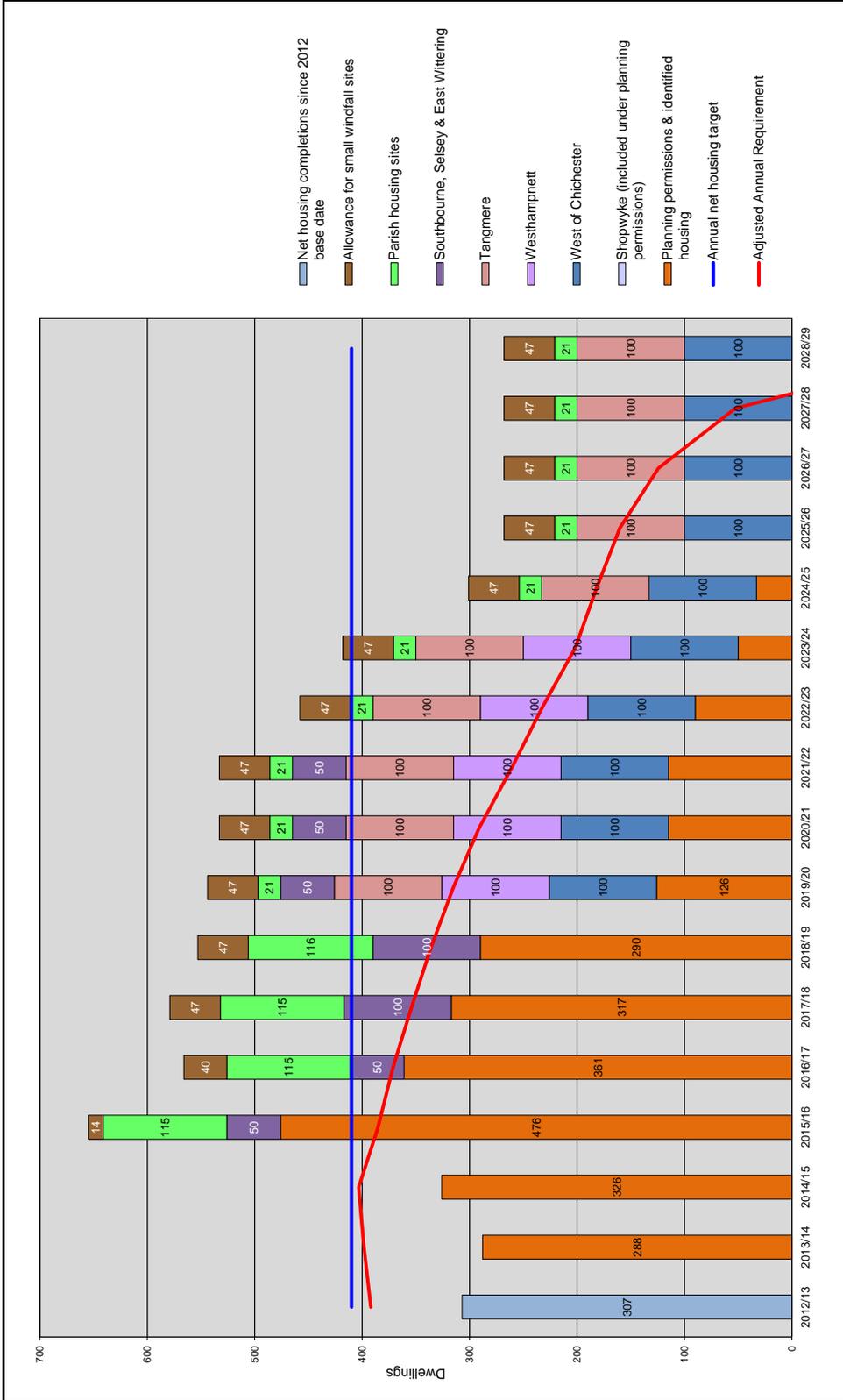
Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Figure A Indicative Housing Delivery and Phasing 2012-2029

	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	2026/27	2027/28	2028/29	2012-19	2019-28	2012-29
Local Plan Housing Delivery & Phasing																				
Local Plan Area net housing requirement																				
Annual net housing target	435	435	435	435	435	435	435	435	435	434	434	434	434	434	434	434	434	3045	4343	7388
Cumulative net housing requirement	435	870	1305	1740	2175	2610	3045	3480	3915	4350	4784	5218	5652	6086	6520	6954	7388			
Local Plan Housing Provision																				
Existing Housing Provision																				
Net housing completions since 2012 base date	307	202																509	0	509
Planning permissions & identified housing			475	645	541	482	357	204	151	115	112	25	0	0	0	0	0	2500	607	3107
Allowance for small windfall sites			1	15	40	48	48	48	48	48	48	48	48	48	48	48	48	104	480	584
Additional Housing Provision																				
Shopyke (included under planning permissions)																		0	0	0
West of Chichester								125	125	125	125	125	125	125	125	125	125	0	1250	1250
Westhamnett								100	100	100	100	100	100	100	100	100	100	0	500	500
Tangmere								100	100	100	100	100	100	100	100	100	100	0	1000	1000
Southbourne, Selsey & East Wittering								50	75	75	60	50						100	260	360
Parish housing sites								27	27	27	42	42	42	41	41	41	41	81	400	481
Total Projected Housing Supply	307	202	475	646	583	589	482	679	641	590	577	440	314	314	314	314	314	3284	4497	7791
Housing Supply Position																				
Cumulative net completions	307	509	984	1630	2213	2512	3254	3973	4614	5204	5781	6221	6535	6849	7163	7477	7791			
Monitoring position above/below housing requirement	-128	-361	-321	-110	38	202	249	483	699	854	987	1003	883	763	643	523	403			
Adjusted Annual Requirement	417	430	427	411	398	381	372	342	308	273	230	195	171	135	75	-45	-403			
Five Year Housing Land Supply																				
Adjusted five year housing requirement (+ buffer)	2764	3043	2995	2742	2564	2366	2309	2015	1766	1579	1408	1400								
Projected five year housing supply (Existing Housing Provision only)	2199	2604	2381	1934	1541	1179	847	643	492	377	265	240								
Five Year Housing Surplus/Shortfall	-565	-439	-614	-808	-1023	-1187	-1462	-1372	-1274	-1202	-1143	-1160								
Projected five year housing supply (including Additional Housing Provision)	2505	2795	2989	2984	2991	2969	2927	2582	2235	1959	1696	1570								
Five Year Housing Surplus/Shortfall	-259	-258	-6	242	427	603	618	547	469	380	288	170								

Notes:
 Shopyke Strategic Allocation and sites allocated in Kirford Neighbourhood Plan now included under Planning permissions & identified housing
 Southbourne, Selsey & East Wittering figure reduced by 280 dwellings following permissions already granted that will contribute to meeting strategic housing numbers:
 Park Farm, Selsey (50 units), Beech Ave, Bracklesham (50 units), Garsons Road, Southbourne (70 units), Land NW of Park Road, Selsey (100 of 110 units)
 Parish housing sites figures reduced by 379 dwellings following sites allocated in approved Kirford Neighbourhood Plan and permissions already granted that will contribute to meeting parish housing numbers:

Figure B Housing Trajectory 2012-2029



Chichester District Council



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