

Authority's Monitoring Report 2014-2015



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December 2015

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1 . Introduction

The Authority's Monitoring Report

1.1 The Authority's Monitoring Report (AMR) is prepared annually by the Council and provides information and data relating to the performance, implementation and effects of the Local Plan.

1.2 This report covers the period **1 April 2014 to 31 March 2015**. Significant events occurring since 31 March 2015 are also noted.

1.3 The AMR includes:

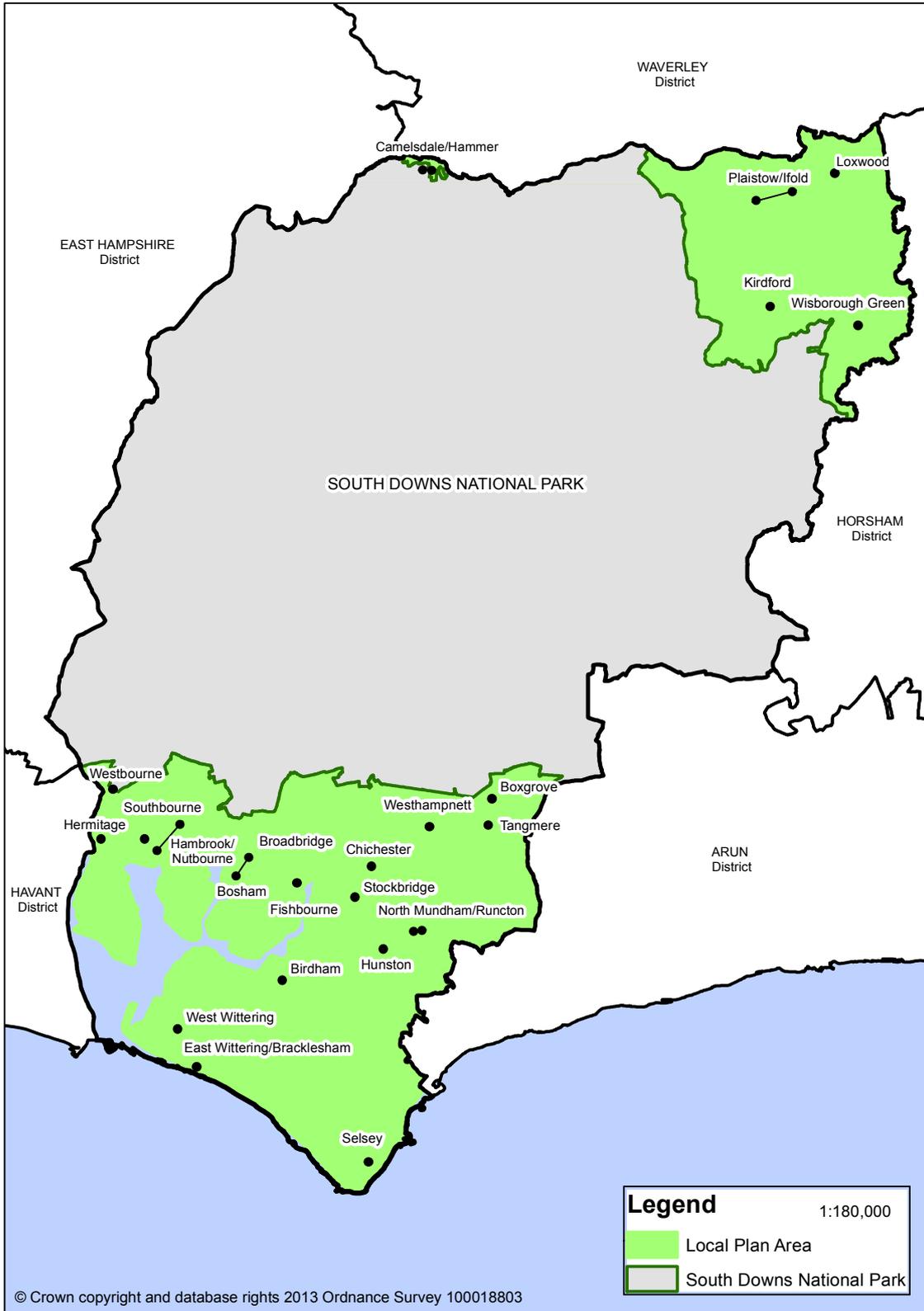
- A description of the current planning context;
- Progress made on the preparation of the Chichester Local Plan and changes to the Local Development Scheme; and
- An assessment of planning policy performance based on output indicators.

1.4 When monitoring policy performance, this report continues to use the same output indicators used in earlier AMRs. A revised monitoring framework has been included in the Chichester Local Plan: Key Policies 2014-2029, which sets indicators and targets related to the strategic objectives in the new Plan. However, the Local Plan: Key Policies was formally adopted in July 2015 after the end of the 2014-2015 monitoring period. Therefore, the new monitoring indicators are not used in this report, but will form the basis for monitoring policy performance in future years.

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 a large area in the north of Chichester District. **This AMR covers the Chichester Local Plan area only and does not cover the part of the District covered by the National Park.** Map 1.1 shows the sub-division of the District between the Chichester Local Plan area and the South Downs National Park.

Note: For two performance indicators in the 'Environment' section of the AMR, the data presented relates to the whole of Chichester District (including the National Park) rather than the Chichester Local Plan area. This is highlighted in the relevant text.

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



2 . Planning Context

National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out consolidated national planning policy that must be considered when planning for new development. In 2014, the Government published Planning Practice Guidance (PPG) to support the NPPF.

2.2 The NPPF and other national planning guidance can be found on the Communities and Local Government website at <http://planningguidance.planningportal.gov.uk/blog/policy/>

2.3 The Local Plan and other development plan documents must be consistent with the principles and policies set out in the NPPF.

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 Although the Sustainable Community Strategy is now several years old, the identified priorities above have informed the preparation of the Chichester Local Plan, which provides one of the primary means of delivering the spatial elements of the Community Strategy.

Duty to Co-operate

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

2.7 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.

2.8 During preparation of the Chichester Local Plan: Key Policies 2014-2029, the Council engaged extensively with West Sussex County Council, South Downs National Park Authority, neighbouring local authorities, statutory bodies including the Environment Agency, Natural England and Highways England, and key infrastructure providers. Full details are provided in the Council's [Duty to Cooperate Statement \(May 2014\)](#) and the accompanying [October 2014 Addendum](#).

2.9 The Council is continuing to work closely with relevant agencies in preparation of other Local Plan documents (see Section 3).

Strategic Planning in Coastal West Sussex and Greater Brighton

2.10 The Council is a member of the Strategic Planning Board (SPB) for the Coastal West Sussex and Greater Brighton area. The SPB comprises lead councillors from the district councils of Adur, Arun, Chichester, Worthing, Mid Sussex, Horsham and Lewes, together with Brighton & Hove City Council, West Sussex County Council and the South Downs National Park.

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

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

2.12 The Board has signed a Memorandum of Understanding and agreed Terms of Reference which has established a framework for co-operation.

2.13 In October 2013, the SPB published a Local Strategic Statement (LSS) which is the main vehicle for taking forward the Board's work on behalf of the individual Local Planning Authorities. The LSS sets out the long term Strategic Objectives for the period 2013-2031 and the Spatial Priorities for delivering these in the short to medium term (2013-2020) to support regeneration, providing jobs and homes that are needed for residents and businesses, whilst at the same time, protecting the high quality environment that provides the essential foundations for sustainable growth.

2.14 Work is currently underway to prepare a 'refresh' of the LSS to reflect the progression of local plans, the Greater Brighton City Deal, and the fact that the strategic geography covered by the SPB has been expanded to include the districts of Horsham and Mid Sussex.

2.15 Further information about the LSS is provided on the Coastal West Sussex webpages under [Coastal West Sussex and Greater Brighton Strategic Planning Board](#).

3 . Local Plan Progress

Local Plan Progress

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

3.2 Since the creation of the South Downs National Park on 1 April 2011, Chichester District Council remains the local planning authority for Chichester District outside the National Park (referred to as the "Chichester Local Plan area"). The South Downs National Park Authority is preparing its own separate local plan which will cover the parts of the District within the National Park boundary.

3.3 The Local Plan includes the Chichester Local Plan: Key Policies 2014-2029 which has now been formally adopted by the Council, along with other plan documents and guidance currently in preparation. Details of these documents are provided below.

Chichester Local Plan: Key Policies 2014-2029

3.4 The Chichester Local Plan: Key Policies 2014-2029 was formally adopted by the Council on 14 July 2015 and now forms part of the statutory development plan for the District outside the National Park. The new Plan provides the broad strategy and planning policy framework to manage development, protect the environment, deliver infrastructure and promote sustainable communities.

3.5 The Chichester Local Plan: Key Policies document was submitted for examination in May 2014. Examination hearings were held in the period from September to December 2014, following which the Council undertook public consultation on Proposed Modifications to the Plan in January-February 2015.

3.6 The Local Plan Inspector's Report, published in May 2015, found the Plan 'sound' subject to a number of modifications. These included a Council commitment to undertake an early review of the Plan to aim to ensure that objectively assessed housing needs for the Local Plan area are met in full. The Local Plan review will enable full and detailed consideration of the potential offered through proposed Government funding for upgrading of the A27.

Local Plan documents in preparation - the Local Development Scheme

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

3.8 The most recent LDS dated July 2015 sets out the Council's intended timetable for documents associated with the Local Plan over the period to 2018. It replaces the version published in May 2014, and can be viewed on the Council's website under [Timetable - Local Development Scheme](#).

3.9 Details and timetables for the documents included in the LDS are presented below.

Site Allocation Development Plan Document (DPD)

3.10 The Site Allocation DPD will identify non-strategic sites for housing, employment and other development requirements in conformity with the Chichester Local Plan: Key Policies 2014-2029. 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 3.1 Site Allocation DPD timetable as set out in the July 2015 LDS

Date	Milestones
December 2015	Approval of Preferred Approach DPD for consultation
January 2016	Public consultation on Preferred Approach (Reg 18)
May 2016	Statutory Publication Pre-submission (Reg 19)
September 2016	Submission to the Secretary of State
January 2017	Examination
May 2017	Estimated date for Adoption

Gypsy, Traveller and Travelling Showpeople Site Allocation Development Plan Document (DPD)

3.11 Policy 36 in the Chichester Local Plan: Key Policies 2014-2029 identifies the number of pitches and plots for gypsies, travellers and travelling showpeople which are required in the Plan area by 2027. This was informed by the need identified in the the Gypsy, Travellers and Travelling Showpeople Accommodation Assessment 2013. The Gypsy, Traveller and Travelling Showpeople Site Allocation DPD will allocate sufficient sites to satisfy the local need for accommodation.

Table 3.2 Gypsy, Traveller and Travelling Showpeople Site Allocation DPD timetable as set out in the July 2015 LDS

Date	Milestones
December 2015	Approval of Preferred Approach DPD for consultation
January 2016	Public consultation on Preferred Approach (Reg 18)
May 2016	Statutory Publication Pre-submission (Reg
September 2016	Submission to the Secretary of State
January 2017	Examination
May 2017	Estimated date for adoption

3 . Local Plan Progress

3.12 Since the publication of the LDS, the Council has agreed to pause production of the Gypsy, Traveller and Travelling Showpeople Site Allocation DPD. This is due to additional background work required following changes to the Government guidance in Planning Policy for Travellers (PPTS) which were published on 31 August 2015. These revisions amended the planning definition of travellers to limit it to those who have a nomadic habit of life, meaning that where someone has given up travelling permanently they should be treated no differently from the settled population.

Water Resources and Water Management Supplementary Planning Document (SPD)

3.13 The Water Resources and Water Management SPD will provide supplementary guidance to enable the proper management of water resources and ensure that the increased demand resulting from development proposed in the Chichester Local Plan can be delivered sustainably and in a timely manner.

Table 3.3 Water Resources and Water Management SPD timetable as set out in the LDS

Date	Milestones
February / March 2016	Approval of SPD document for consultation
March 2016	Public consultation on SPD (Reg 12)
September 2016	Approval of document for adoption
September 2016	Estimated date for Adoption

Chichester Harbour Policies Supplementary Planning Document (SPD)

3.14 The Chichester Harbour Conservancy is a statutory planning consultee. The Conservancy has an established Planning Committee which examines planning applications within or adjacent to the Area of Outstanding Natural Beauty (AONB) on a regular basis and is informed by policies within the Chichester Harbour AONB Management Plan 2014-2029. The SPD seek will provide planning guidance to ensure that a balance is achieved between the protection of the landscape, nature conservation and recreation interests and support for the local economy and the need for growth and development.

Table 3.4 Chichester Harbour Policies SPD timetable as set out in the LDS

Date	Milestones
February / March 2016	Approval of SPD document for consultation
March 2016	Public consultation on SPD (Reg 12)
September 2016	Approval of document for adoption
September 2016	Estimated date for adoption

Community Infrastructure Levy (CIL) Charging Schedule

Planning Obligations & Affordable Housing Supplementary Planning Document (SPD)

3.15 Further details and timetables for adoption of these documents are presented in the 'Infrastructure Planning' section below.

Other Policy Guidance

3.16 The Chichester Local Plan: Key Policies 2014-2029 is supported by several other policy guidance documents. These can be viewed on the Council's website under [Policy Guidance](#).

3.17 The Interim Statement on Affordable Housing was withdrawn upon adoption of the Chichester Local Plan: Key Policies 2014-2029 and the Interim Statement on Development and Disturbance of Birds in Special Protection Areas and Identified Compensatory Habitats will be withdrawn upon adoption of the Planning Obligations and Affordable Housing SPD (see the 'Infrastructure Planning' section below).

Other Documents

Policies Map

3.18 The Policies Map 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
- Gypsy, Traveller and Travelling Showpeople Site Allocation DPD
- West Sussex Minerals DPD
- West Sussex Waste DPD

Sustainability Appraisal incorporating Strategic Environmental Assessment

3.19 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. This is particularly important in the appraisal of reasonable options. A Sustainability Appraisal report will accompany each published stage of a Development Plan Document, including the final Submission version.

Appropriate Assessment

3.20 An Appropriate Assessment will also be prepared at each published stage of a Development Plan, to show whether the policies will have a significant effect on sites subject to the constraints of the Habitats Regulation Assessment of European Importance.

3 . Local Plan Progress

Neighbourhood Planning

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

3.22 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. Neighbourhood plans can include planning policies and allocations of land for different uses.

3.23 Preparation of a neighbourhood plan initially requires designation of a neighbourhood plan area, followed by stages of evidence gathering and local community consultation. The draft neighbourhood plan is then submitted to the Council for formal consultation and then submitted for independent examination. If the examiner recommends the Plan should proceed to referendum, the community will then vote in a referendum on the neighbourhood plan. If adopted, decisions on future planning applications must take the neighbourhood plan into account.

3.24 Further information on neighbourhood planning in the Chichester Local Plan area is provided on the Council's website under [Neighbourhood Planning](#).

Neighbourhood Plan Area Designation

3.25 The first stage in the neighbourhood planning process requires a town or parish council to submit to the local planning authority an application for the designation of the area to be covered by the neighbourhood plan. At 1 April 2015, a total of 21 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area Designations. No further areas were designated during the year 2014/15.

Progress of Neighbourhood Plans

3.26 Table 3.5 shows the progress of Neighbourhood Plans by parish in the period up to 30 November 2015. Not all Plans have progressed during the monitoring period. More detailed information of individual neighbourhood plans can be found on the Council's [Neighbourhood Planning](#) webpage.

Table 3.5 Progress of Neighbourhood Plans by Parish up to 30 November 2015

Parish Council	Action
Birdham	Pre-submission Consultation - 9 June - 21 July 2014 Submission Consultation 11 December 2014 – 12 February 2015 Examiner's report published November 2015
Bosham	Pre-submission Consultation - 12 November - 31 December 2014 Submission Consultation 27 August – 9 October 2015

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Parish Council	Action
	Examination underway.
Chidham and Hambrook	Pre-submission Consultation - 26 July - 8 September 2014 Submission Consultation 27 August – 9 October 2015 Examination underway
Fishbourne	Examiner's report published October 2015
Kirdford	Neighbourhood plan 'made' 22 July 2014
Loxwood	Examination - December 2014 Neighbourhood Plan 'made' by Council 14 July 2015
Selsey	Pre-submission Consultation - 20 October - 1 December 2014 Submission Consultation 30 April – 11 June 2015 Examination underway – hearing held 18 November 2015
Southbourne	Examiner's report published May 2015 Addendum published August 2015 Successful referendum held November 2015
Tangmere	Pre-submission Consultation - 10 October - 21 November 2014 Submission Consultation 30 April – 11 June 2015 Examiner's report published November 2015
Wisborough Green	Pre-submission Consultation - 5 January - 16 February 2015 Submission Consultation 30 April – 11 June 2015 Examiner's report published November 2015
Other parishes with a Neighbourhood Plan Area Designation	

3 . Local Plan Progress

Parish Council	Action
	Boxgrove, East Wittering and Bracklesham, Hunston, Lavant*, Lynchmere, Petworth*, Plaistow and Ifold, West Itchenor, West Wittering, Westhampnett, Westbourne

** Parishes partly within the Local Plan area where the South Downs National Park Authority is the lead authority*

Neighbourhood Development Orders

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

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

Infrastructure Planning

Infrastructure Delivery Plan

3.29 The Infrastructure Delivery Plan (IDP) identifies the strategic infrastructure requirements in the Local Plan area which are needed to support the Chichester Local Plan: Key Policies 2014-2029. It lists the new and/or improved infrastructure that will be needed over the lifetime of the Plan, identifies how and when this will be provided, and how much it will cost. The IDP was updated in October 2014 to provide evidence for the Local Plan Examination, and to justify the need for the Council to introduce a Community Infrastructure Levy (CIL). The updated information on infrastructure requirements has assisted the preparation of the Infrastructure Business Plan (IBP).

Infrastructure Business Plan

3.30 The Council is preparing an Infrastructure Business Plan (IBP), which identifies and prioritises the strategic and local infrastructure projects necessary to deliver the growth identified in the Chichester Local Plan, particularly within the first five years. It constitutes a spending plan for the CIL and will help the Council to provide infrastructure in time to accommodate development.

3.31 The IBP sets out the methodology for selecting which infrastructure projects have been prioritised for funding from the CIL. It identifies which projects will be funded through S106/S278 agreements; and which are, or will need to be, funded from other sources in order to make best use of the CIL.

3.32 The IBP was subject to consultation with the parish councils and key infrastructure delivery commissioners over the period from 1 October to 12 November 2015. Following the consultation, the Chichester DC/West Sussex CC Joint Member Liaison Group will consider any further amendments to the IBP. It is proposed that the Council will formally approve the IBP in February 2016.

3.33 The IBP will be kept under review and updated on an annual basis. The amount of financial contributions collected through CIL, and the projects where the funding has been allocated, will be recorded each year in the AMR.

Community Infrastructure Levy (CIL) Charging Schedule

3.34 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 has been prepared concurrently with the Local Plan and is supported by the IDP.

3.35 Table 3.6 sets out the key dates in the preparation and adoption of the CIL Charging Schedule. The Council published its Preliminary Draft Charging Schedule in March 2014. In response to comments received during the consultation, and significant changes in guidance and legislation, the Council updated the Viability Appraisal and published further evidence. This work supported the Draft Charging Schedule which was published for consultation in November 2014.

Table 3.6 Community Infrastructure Levy (CIL) Charging Schedule timetable

Date	Milestones	Progress
March - April 2014	Preliminary Consultation	Complete
November 2014	Draft Schedule Consultation	Complete
March 2015	Submission to Secretary of State	Complete
9 June 2015	Examination hearing	Complete
November 2015	Receipt of CIL Inspector's report	Complete
26 January 2016	Formal Council adoption of CIL	
1 February 2016	Intended formal implementation of CIL	

3.36 The level of the charge proposed by the Council was based on the needs identified in the IDP, with scenario testing undertaken to ensure that it would not affect the overall viability of development. The Charging Schedule proposed the following rates:

Use of Development	Proposed levy (£/m ²)
Residential* – South of National Park	£120
Residential* – North of National Park	£200
Retail – wholly or mainly convenience	£125
Retail – wholly or mainly comparison	£20
Purpose Built Student Housing	£30

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Use of Development	Proposed levy (£/m ²)
Standard Charge (applies to all development not separately defined)	£0

**With the exception of residential institutions (C2)*

3.37 The Draft Charging Schedule, together with the consultation comments received, and all accompanying evidence were submitted to the Planning Inspectorate on 12 March 2015. A CIL examination hearing was held on 9 June 2015, following which the examiner requested further evidence from the Council and other interested parties. The Council received the CIL examiner's final report on 23 November 2015. This concluded that the Draft Charging Schedule provides an appropriate basis for the collection of the levy in the Chichester Local Plan area.

3.38 It is intended to take forward the CIL Charging Schedule for formal Council adoption in January 2016 with the intention of introducing the new charge from 1 February 2016. Further information is available on the Council's website under [Community Infrastructure Levy \(CIL\)](#).

Planning Obligations & Affordable Housing Supplementary Planning Document (SPD)

3.39 The Council has prepared a Planning Obligations & Affordable Housing SPD to provide guidance for planning applicants on the Council's intended approach to using planning obligations (S106 and S278 contributions) to mitigate the impacts of proposed development on infrastructure and to deliver affordable housing. The SPD has been designed to supplement policies within the new Chichester Local Plan and to reflect the proposed introduction of CIL.

3.40 The Council intends to adopt the SPD at the same time as the implementation of CIL in early 2016. The new SPD will replace the Council's current supplementary planning guidance, 'The Provision of Service Infrastructure Related to New Development in Chichester District'. Some categories of infrastructure currently funded from planning obligations will be funded through the CIL. The new SPD explains the relationship between the CIL and planning obligations.

Other Infrastructure Work

Transport and Access

3.41 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).

3.42 To support the Local Plan, the Council, working with West Sussex County Council, the Highways Agency (now Highways England) and the promoters of the major development sites proposed in the Local Plan, 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 and accompanying IDP has identified a £20 million package of measures, including improvements to the junctions on the A27 Chichester Bypass and key junctions within Chichester 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 Transport Study can be viewed on the Council website under [Supporting Documents - Infrastructure](#).

3.43 It is intended that developer funding towards transport and access improvements will be secured through a combination of planning obligations and CIL. The Council will use planning obligations linked to planning permissions to fund mitigation to the A27 junctions (see below) and to secure other specific works and improvements needed to mitigate the direct impact of proposed developments (this may include improvements to road junctions, provision of traffic signals, traffic calming, walking and cycling measures, public transport enhancements, etc). These development specific transport works will normally be provided during delivery of the relevant development scheme.

3.44 In addition, developer contributions from CIL will be used to help fund wider improvements to local transport and accessibility that are not directly related to specific developments. This may include improvements to key congestion points within Chichester city, improvements to public transport, and provision of improved cycling and pedestrian routes. CIL will also be used to fund 'Smarter Choices' measures aimed at promoting sustainable travel by encouraging behavioural change, such as easy-to-use journey planning tools, skills training and promotional activities.

3.45 The measures in the 2013 Transport Study included an indicative package of small scale improvements to the six junctions on the A27 Chichester Bypass. These works, which were costed at £12.8 million, would be sufficient to mitigate the cumulative impact of development proposed in the Local Plan, but do not seek to address the wider issues of traffic congestion on the A27. During 2015, the Council, with Highways England and West Sussex County Council, commissioned further transport modelling work to establish a methodology to apportion the cost between the major housing developments identified in the Local Plan, based on the predicted level of traffic impact that each development will have on the A27 junctions. The Council is intending to undertake public consultation on a proposed methodology for securing contributions in early 2016.

3.46 In June 2013, central Government announced that the A27 Chichester improvement had been included in its list of spending priorities for the 2015-2019 period. Highways England is currently undertaking work to evaluate options and identify a scheme for the A27 Chichester improvement, involving input from key stakeholders including the Council and West Sussex County Council. It is intended to undertake public consultation in Spring 2016, leading to the announcement of the preferred scheme later in 2016. Further information about progress on the A27 Chichester improvement is available on the [Highways England website](#).

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3.47 The Council and West Sussex County Council have committed a combined sum of up to £20 million towards the A27 Chichester improvements. Assuming that Highways England progress a major proposal, the Council will use developer contributions collected towards A27 mitigation to help fund Highways England's preferred scheme when this is announced.

Wastewater Treatment

3.48 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.

3.49 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 to 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.

3.50 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.

3.51 In April 2014 Southern Water completed the installation of UV treatment on the storm overflow, which released capacity for an additional 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 is being undertaken to ensure capacity remains to deliver the Chichester Local Plan and enable growth within Chichester city, Fishbourne, Donnington and Appledram 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.

3.52 The Council will produce a Water Resources and Water Management SPD for consultation in March 2016, which will provide additional guidance on water management and infrastructure requirements to support planning applications and development proposals. It will provide practical advice for applicants, assist coordination between regulatory authorities and enable the timely delivery of any necessary water-related infrastructure.

3.53 Southern Water has included a scheme in its Business Plan for the 2015-2020 investment period (AMP6) for the expansion of the Tangmere WwTW to provide additional wastewater capacity to help accommodate the additional housing identified in the Local Plan. Their Business Plan has been approved by the industry regulator Ofwat, and Southern Water have been working on feasibility and design of the scheme. As a result of this work, they

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have announced a revised timetable for the Tangmere WwTW upgrade and are now programming completion of the scheme by 31 December 2017, rather than 2019 as originally envisaged.

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 specified by central Government for use by local authorities to monitor development plan policies.

4.3 A revised monitoring framework is included in the Chichester Local Plan: Key Policies 2014-2029, which sets indicators and targets related to the strategic objectives in the Plan. The new Local Plan was formally adopted in July 2015 after the end of the 2014-2015 monitoring period, however the new Local Plan monitoring framework will form the basis for the AMR in future years.

Economy

Indicator BD1

Total amount of additional floorspace by type

4.4 Table 4.1 shows that the total additional employment floorspace completed in 2014-15 was 5,881 sq.m (gross), or 5,347 sq.m (net). The annual completions figure decreased compared to the 2013-2014 figure, but was above the 2012-2013 figure. Overall a total of 19,764 sq.m gross (16,244 sq.m net) has been completed in the Local Plan area over the period 2012-2015.

Table 4.1 Employment floorspace (sqm) developed by type 2012-2015 (Source: WSCC)

Employment Type	2012-2013		2013-2014		2014-2015	
	Gross	Net	Gross	Net	Gross	Net
B1a: Offices	231	231	656	274	70	70
B1b: Research & Development	150	0	0	0	0	0
B1c: Light Industry	0	0	843	763	1,296	762
B1: Mixed Uses	67	67	4,660	4,660	0	0
B2: General Industry	3,866	2,183	371	90	182	182
B8: Storage & Distribution	1,160	750	1,880	1,880	4,333	4,333
Total	5,474	3,231	8,410	7,667	5,881	5,347

4 . Monitoring Policy Performance

Indicator BD2

Total amount of employment floorspace on Previously Developed Land by type

4.5 The percentage of gross employment floorspace completed on previously developed land (PDL) in 2014-15 was 74%, which was a similar proportion to that recorded in the two previous years.

Table 4.2 Employment floorspace developed on Previously Developed Land by type 2014-2015 (Source: WSCC)

Employment Type	Gross floorspace completions (sq.m)				
	Total	Previously developed land	% of total	Greenfield	% of total
B1a: Offices	70	70	100%	0	0%
B1b: Research & Development	0	0	0%	0	0%
B1c: Light Industry	1,296	856	66%	440	34%
B1: Mixed Uses	0	0	0%	0	0%
B2: General Industry	182	182	100%	0	0%
B8: Storage & Distribution	4,333	3,263	75%	1,070	25%
Total	5,881	4,371	74%	1,510	26%

Indicator BD3

Employment land available by type

4.6 Table 4.3 shows the available employment land within the Local Plan area, including sites with planning permission for B1-B8 uses and other allocated employment land that has not yet been developed. At 1 April 2015, these employment commitments totalled 59,345 sq.m (gross) or 52,568 sq.m (net) floorspace, comprising 13.3 hectares employment land. The largest sites were at Portfield Quarry (Glenmore Business Park) (subject to a hybrid full/outline planning permission for 17,576 sq.m flexible B1c, B2 and B8 uses), and part developed sites at Selsey Gate and City Fields, Tangmere.

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Table 4.3 Employment floorspace commitments by type at 1 April 2015 (Source: WSCC)

Employment Type	April 2015		
	Gross (sq.m)	Net (sq.m)	Land (hectares)
B1a: Offices	4,630	4,067	1.08
B1b: Research & Development	0	0	0.0
B1c: Light Industry	6,618	2,109	2.75
B1: Mixed Uses	35,588	35,588	6.87
B2: General Industry	10,513	9,998	2.12
B8: Storage & Distribution	1,997	807	0.48
Total	59,345	52,568	13.3

4.7 In addition to these sites, the recently adopted Chichester Local Plan: Key Policies 2014-2029 makes provision to bring forward around 25 hectares of new employment land suitable for Business (B1-B8 uses) during the Plan period. Additional employment land (not shown in the table) is allocated in the new Local Plan as part of the West of Chichester strategic development (6 hectares) and at Tangmere (an additional 2.8 hectares). Further employment sites will be allocated in the Site Allocation DPD currently in preparation.

Indicator BD4

Total amount of floorspace for 'town centre uses'

4.8 Table 4.4 shows that during the year to 31 March 2015, very little new floorspace was developed for retail (A1) and office (A2 or B1a) uses in the Local Plan area. During this period, no floorspace was completed for leisure (D2) uses.

Table 4.4 Completed retail, office and leisure development 2014-2015 (Source: WSCC)

Town Centre Uses	Gross Floorspace (sq.m)	Net Floorspace (sq.m)	Site Area (Ha)
A1: Retailing	317	0	0.11
A2: Financial/Professional Services	84	0	0.01
B1a: Offices	70	70	0.10

4 . Monitoring Policy Performance

Town Centre Uses	Gross Floorspace (sq.m)	Net Floorspace (sq.m)	Site Area (Ha)
D2: Leisure	0	0	0.0
Total	471	70	0.22

4.9 National and local planning policy seeks to direct development for main 'town centre' uses such as retail, office and leisure facilities towards town centres or other accessible locations. Table 4.5 shows the location of the retail and office floorspace completed in the Local Plan area during 2014/15.

Table 4.5 Town centre uses - Gross floorspace completed by location of development (Source: WSCC)

Town Centre Uses	Location of development			Total (sq.m)
	Town centre (sq.m)	Inside built-up area (sq.m)	Outside built-up area (sq.m)	
A1: Retailing	127	190	0	317
A2: Financial/Professional Services	84	0	0	84
B1a: Offices	0	70	0	70
D2: Leisure	0	0	0	0
Total	211	260	0	471

4 . Monitoring Policy Performance

Housing and Neighbourhoods

Indicator H1, H2a and H2b

Plan period and housing targets

Net additional dwellings in previous years and in the reporting year

4.10 The Chichester Local Plan: Key Policies 2014-2029 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.

4.11 Housing completions in the Chichester Local Plan area over the year to 31 March 2015 totalled 351 net dwellings. Table 4.6 shows that net housing completions have fallen short of the Local Plan housing target in each of the past three years, resulting in a cumulative shortfall of 445 net dwellings.

Table 4.6 Net additional dwellings completed 2012-2015 (Source: CDC/WSCC)

Period	Local Plan requirement	Net dwellings completed	Housing surplus/shortfall
2012-2013	435	307	-128
2013-2014	435	202	-233
2014-2015	435	351	-84
Total 2012-2015	1,305	860	-445
Average/year	435	287	

Indicator H2c and H2d

Net additional dwellings in future years and managed delivery target

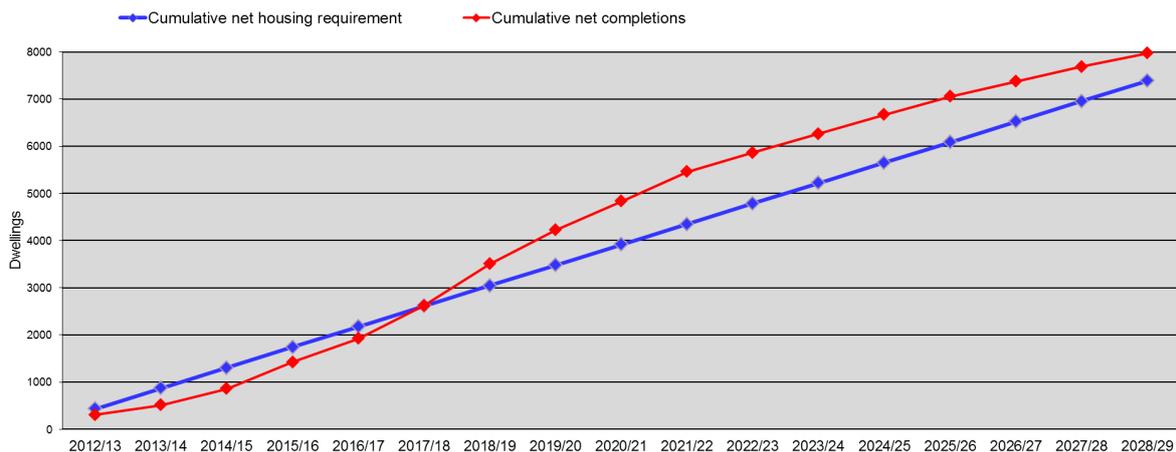
4.12 Appendix D in the Chichester Local Plan: Key Policies 2014-2029 provides a housing trajectory which shows projected housing delivery and phasing over the period to 2029. Appendix A of this AMR presents an updated version of the trajectory, taking account of housing completed to 31 March 2015 and planning permissions granted to 1 September 2015.

4 . Monitoring Policy Performance

4.13 The updated 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 and neighbourhood plans are expected to deliver a total of 7,973 net dwellings over the period to 2029. This comfortably exceeds the Local Plan requirement of 7,388 dwellings.

4.14 Figure 4.1 compares actual and projected annual housing completions against the Local Plan housing requirement. As noted above, housing completions since 1 April 2012 have fallen short of meeting the annual Local Plan requirement of 435 dwellings per year. However, as a result of planning permissions recently granted and progress on bringing forward sites allocated in the Local Plan and neighbourhood plans, it is expected that housing delivery will overcome this delivery shortfall within the next 2 years.

Picture 4.1 Actual/projected housing completions compared to annual Local Plan housing requirement 2012-2029 (Source: CDC)



Indicator - National Indicator 159

Five year supply of deliverable housing sites

4.15 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 2016-2021, based on the annualised Local Plan housing target of 435 homes per year. The information on housing supply is taken from West Sussex County Council development monitoring data for 1 April 2015, updated to include further changes to the housing supply in the period to 1 September 2015.

4 . Monitoring Policy Performance

Table 4.7 Five year housing land supply 2016-2021 (Source: CDC/WSCC)

Housing Requirement (net dwellings) 2015-2020	Chichester Plan Area
Local Plan housing requirement 2016-2021	2,175
Shortfall against Local Plan housing requirement 2012-2015	445
Projected surplus against Local Plan requirement 2015-2016	(131)
Adjusted housing requirement 2016-2021	2,489
Additional 20% buffer	498
Total housing requirement 2016-2021	2,987

Projected Housing Supply (net dwellings) 2016-2021	Chichester Plan Area
Sites of 6+ dwellings with planning permission, resolution to permit or prior approval	2,041
Sites allocated in Local Plan 2014-2029 and neighbourhood plans (1)	1,066
Other identified deliverable sites within defined settlement areas with potential for 6+ dwellings	50
Projected housing from permissions on small sites (less than 6 dwellings)	108
Total identified housing supply	3,265
Windfall allowance on sites of under 6 dwellings	143
Total projected housing supply 2016-2021	3,408

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.

Projected Surplus/Shortfall in Housing Supply 2015-2020	Chichester Plan Area
Projected shortfall/surplus in dwellings	+421 (surplus)
Projected years housing supply	5.7 years

4 . Monitoring Policy Performance

4.16 The table shows a requirement to deliver a total of 2,987 net dwellings over the period 2016-2021. 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 3,408 net dwellings comprising sites with outstanding planning permission and other sites expected to come forward during the 5-year period, including sites allocated in the Local Plan and neighbourhood plans. There is also an allowance for small windfall sites. When compared to the five year housing requirement, this gives a surplus of 421 net dwellings, equivalent to 5.7 years of housing supply.

Indicator H3

New and converted dwellings on Previously Developed Land (PDL)

4.17 Table 4.8 shows that in 2014-15, 63% of gross housing completions were on PDL sites, with 37% on greenfield land. The proportion of housing development on greenfield land increased compared to the previous two years, following in a number of planning permissions granted on edge of settlement sites in the period since 2012. Greenfield sites under construction include Southfields Close (Canal Walk), Donnington and Land north-east of Beech Avenue (Pebble Reach), Bracklesham Bay, with developments also completed at Northmark, Hunston and Piggery Hall Lane, East Wittering.

Table 4.8 Number and percentage of new and converted dwellings on Previously Developed Land 2012-2015 (Source: WSCC)

	Total Gross Completions	PDL		Greenfield	
		Gross Completions	% of total	Gross Completions	% of total
2012-2013	327	281	85.9%	46	14.1%
2013-2014	286	263	92.0%	23	8.0%
2014-2015	418	265	63.4%	153	36.6%
Average/year	344	270	78.5%	74	21.5%

4.18 Despite this, the majority of housing completions during the year were on PDL, reflecting the major housing developments underway in the north of Chichester city at Graylingwell Park and Roussillon Park. Over the next few years, the proportion of greenfield development will increase further as a result of permissions recently granted, together with sites allocated in the Local Plan and neighbourhood plans.

Indicator H4

Net additional Gypsy and Traveller pitches

4 . Monitoring Policy Performance

4.19 Tables 4.9 to 4.11 show new provision for gypsies, travellers and travelling showpeople during the year 2014-15. During this period, five planning applications were permitted for gypsy and traveller pitches.

Table 4.9 Net additional pitches (Gypsy & Traveller) 2014-15 (Source: CDC)

New pitches completed	28
Existing pitches lost as a result of development or closure	0
Net additional pitches	28

4.20 One planning application (included in the above figures) was granted on appeal during the monitoring period.

Table 4.10 Gypsy & Traveller pitches - Planning Appeals Allowed 2014-2015 (Source: CDC)

Application Number	Site	Appeal Decision	Proposal
CH/12/02732	Plot B- Pond Farm Newells Lane, West Ashling	Allowed 15/5/14	Removal of condition 3 attached to appeal decision reference APP/L3815/A/33/2153947 (LPA reference CH/10/04468/FUL) to allow permanent permission for the use of the land as a single pitch gypsy site.

4.21 One planning application was permitted for Travelling Showpeople plots during the 2014-15 monitoring period.

Table 4.11 Net additional plots (Travelling Showpeople) 2014-2015 (Source: CDC)

New plots completed	1
Existing plots lost as a result of development or closure	0
Net additional plots	1

4.22 In April 2014, the Council granted planning permission (WH/14/00533/FUL) for a gypsy and traveller transit site at Stane Street, Westhampnett which is intended to serve the whole of West Sussex. The transit site officially opened in May 2015 (shortly after the end of this monitoring period).

Indicator H5

Gross affordable housing completions

4 . Monitoring Policy Performance

4.23 Table 4.12 shows gross affordable housing completions (built units) in the Local Plan area as reported by West Sussex County Council. The table shows that during 2014-15, affordable housing completions totalled 187 dwellings, representing around 45% of total gross housing completions. The percentage of affordable units built has increased substantially compared to previous years.

Table 4.12 Gross Affordable Housing Completions as a Percentage of Total Housing Completions 2012-2015 (Source: WSCC)

	Total Completions (Gross)	Affordable Completions (Gross)	Percentage (%)
2012-2013	327	66	20.2%
2013-2014	286	86	30.1%
2014-2015	418	187	44.7%

4.24 The Council's Housing Strategy 2013-2018 sets an objective to maximise the supply of local homes to meet the needs of local people. This includes maximising delivery of affordable housing on market sites and boosting affordable housing delivery through the use of Council and partner assets. The Council has set a new minimum target of 550 affordable homes to be delivered on market sites through the Local Plan over the 5 year Housing Strategy period, with an additional 150 affordable homes to be delivered through its housing delivery partnership. These targets 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 these targets apply to the whole of Chichester District, including the area within the South Downs National Park.

4.25 Table 4.13 shows affordable housing completions during the year as recorded by the Council's Housing Delivery Team. The figures show affordable housing units at the date on which they become available for occupation. It should be noted that these figures differ from the completions figures recorded by West Sussex County Council. This is mainly due to the date at which the housing has been recorded as completed.

4 . Monitoring Policy Performance

Table 4.13 Affordable Housing Completions 2014-15 (Source: CDC Housing Delivery Team)

Gross Affordable Housing Completions	Delivered on market housing sites (S106 agreements)	Rural exception sites	Additional affordable housing	Total affordable housing (Gross)
Chichester Local Plan area	139	17	78	234
South Downs National Park	25	18	0	43
District total	164	35	78	277

4.26 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). 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 most significant quantities of affordable housing were delivered at Graylingwell Park, Roussillon Park, Southfields Close (Donnington) and Beech Avenue (Bracklesham Bay). Development was also completed on a rural exception site at Piggery Hall Lane, East Wittering. A further four developments, including two former garage sites were bought forward by the Council working in partnership with its registered provider partners.

4.27 Table 4.14 (based on the Housing Delivery team figures) highlights the substantial increase in affordable housing compared with previous years.

Table 4.14 Gross Affordable Housing Completions 2012-2015 (Source: CDC Housing Delivery Team)

	Gross affordable housing completions		
	Chichester Local Plan area	South Downs National Park	Chichester District total
2012-2013	89	5	94
2013-2014	91	13	104
2014-2015	234	43	277
Average/year	138	20	158

4 . Monitoring Policy Performance

Indicator - Local output indicator

Dwelling completions by size

4.28 Analysis of completions by size of dwelling in Tables 4.15 to 4.17 shows that the majority of all completions during the year comprised 2- or 3-bed units. However, a sizeable proportion of houses completed (over a quarter) had 4 or more bedrooms.

Table 4.15 Gross dwelling completions by number of bedrooms for houses/bungalows 2014-2015 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4+ bed	Total
Completions (Gross)	7	90	99	79	275
% of House/Bungalow completions	2.5%	32.7%	36.0%	28.7%	100%

Table 4.16 Gross dwelling completions by number of bedrooms for flats/maisonettes 2014-2015 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4+ bed	Total
Completions (Gross)	57	82	4	0	143
% of Flat/Maisonette completions	39.9%	57.3%	2.8%	0.0%	100%

Table 4.17 Gross dwelling completions by number of bedrooms for all dwellings 2014-2015 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4+ bed	Total
Completions (Gross)	64	172	103	79	418
% of All Dwelling completions	15.3%	41.1%	24.6%	18.9%	100%

4 . Monitoring Policy Performance

Environment

Indicator E1

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

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

4.30 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 2014 and 31 March 2015.

Water Quality

4.31 The Environment Agency did not object to any planning applications in the District on the grounds of water quality during 2014-15.

Flood Risk

4.32 During the year to 31 March 2015, the Environment Agency objected to five planning applications on flood risk grounds. Table 4.17 sets out details of the Environment Agency objections and how they were addressed in the Council's planning decisions.

Table 4.18 Planning applications in year to 31 March 2015 where Environment Agency objected on flood risk grounds (Source: Environment Agency / CDC)

Application Number & Location	Description	Environment Agency objection	Council planning decision
CH/14/02042/FUL Land North of High Tide, Chidham Lane, Chidham	Erection of detached cottage to replace extant planning permission for boat house.	Unsatisfactory FRA/FCA Submitted	Application refused for reasons including that site located within EA Flood Zones 2 and 3, and that the evidence submitted was insufficient to demonstrate no sequentially preferable sites. Subsequent appeal against refusal was dismissed, with planning inspector

4 . Monitoring Policy Performance

Application Number & Location	Description	Environment Agency objection	Council planning decision
			supporting Council's position on flood risk.
SB/14/02362/FUL Thornham Products, Thornham Lane, Southbourne	Proposed change of use of land to small tourism facility including provision of four caravan / mobile park home pitches and one campsite utility block following consolidation of existing mobile homes and removal of existing outbuildings.	Unsatisfactory FRA/FCA Submitted	Application refused for reasons including that site located within EA Flood Zones 2 and 3, and applicant had failed to provide a detailed Sequential Test and Exceptions Test.
SI/14/04058/COU Field South Of Green Lane Piggeries Ham Road Sidlesham	Change of use of land as private gypsy and traveller caravan site.	Sequential Test: Vulnerability not appropriate to Flood Zone	Application refused for reasons including that site located within EA Flood Zone 3, and applicant had failed to provide a Sequential Test and Exceptions Test. Appeal currently in progress.
SY/14/02186/OUTEIA Park Farm, Park Lane, Selsey	Hybrid planning application for comprehensive mixed use development of land at Manor Road, Selsey comprising: a) Full application for Class A1 foodstore, car parking, Class A3/A4 pub/restaurant, petrol filling station, new access, landscaping and ancillary works; and; b) Outline planning application for up to 159 dwellings, hotel, Class D1 building, open space,	Unsatisfactory FRA/FCA Submitted	EA objection related to proposal for pumped surface water drainage. EA subsequently withdrew objection after applicant submitted amended drainage strategy operating under gravity. Council resolution to defer for revocation order and S106 and then permit.

4 . Monitoring Policy Performance

Application Number & Location	Description	Environment Agency objection	Council planning decision
	landscaping and new access.		
WWW/15/00363/FUL Land To The Rear Of Tanglewood, Briar Avenue, East Wittering	Proposed 6 pitch static caravan site with wardens caravan for holiday purposes only.	Unsatisfactory FRA/FCA Submitted	Application refused (although flood risk was not included as a reason for refusal). Appeal currently in progress.

Indicator E2

Change in areas of biodiversity importance

Note: This data covers the whole of Chichester District, including the South Downs National Park

4.33 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.

4.34 The tables in Figures 4.1 and 4.2 provide a measure of the impact that permitted planning applications during the 2014-2015 monitoring period had on designated sites and habitats within Chichester District (including the South Downs National Park).

4.35 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.

4.36 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.

4 . Monitoring Policy Performance

Figure 4.1 Statistical breakdown of planning applications with code of commencement within designated sites and habitats in Chichester District between 1st April 2014 and 31st March 2015

Chichester District area (ha)		81187.3	Area of commenced planning applications (ha)		49.3	(101 applications)		
West Sussex area (ha)		202361.6	% of Chichester infringed by planning applications		0.06			
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	1.1	0.02	7
	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	16.7	0.03	31
	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
	Local Wildlife Site (formerly SNCI)	10496.3	5.2	4643.4	5.7	0.1	0.00	2
Reserve/ Property	Environmental Stewardship Agreement *	73985.8	36.6	31889.7	39.3	0.3	0.00	7
	National Trust	5107.6	2.5	2371.2	2.9	0.0	0.00	1
	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 13/10/15. 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 4.2 Statistical breakdown of planning applications with code of commencement within designated habitats in Chichester District between 1st April 2014 and 31st March 2015 (Source SRBC)

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	0.03	0.0	3
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	31.5	0.02	20.9	0.03	0.0	0.0	0
Coastal vegetated shingle	76.8	0.04	24.3	0.03	0.0	0.0	0
Deciduous woodland	21691.8	10.7	10990.2	13.5	0.7	0.0	8
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	0.01	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	0.05	0.0	0.0	0
Saline lagoon	44.2	0.02	28.9	0.04	0.0	0.0	0
Traditional orchard	200.0	0.1	95.4	0.1	0.0	0.0	1
Wood-pasture & parkland	7057.9	3.5	4226.3	5.2	5.40	0.1	3

Table 3. Species Data # (1980 onwards)	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	11144	4345	45	44.6
Wildlife & Countryside Act species	24399	10095	59	58.4
Bats	8505	4008	44	43.6
Notable birds	56431	27882	41	40.6
Section 41 species	47585	24517	52	51.5
Rare species (excludes bats and birds)	38500	18349	50	49.5
Invasive alien species	6155	2009	21	20.8

Trees				
Ancient Tree Hunt	1004	338	7	6.9
Tree Register	378	201	7	6.9
Black Poplar	16	8	0	0.0

* 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. ^aBadger and otter records are not included. Rare species does not include bat or bird records. Some species appear in more than one category. 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

Note: This data covers the whole of Chichester District, including the South Downs National Park

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

4 . Monitoring Policy Performance

4.38 The SBRC provide information on the condition of Sites of Special Scientific Interest (SSSI) based on condition assessment undertaken by Natural England. Figures 4.3 and 4.4 show the condition of SSSI units ⁽¹⁾ in Chichester District (including the South Downs National Park) and West Sussex as a whole.

4.39 In Chichester District, 52.5% of SSSI units are considered to be in a favourable condition, which is similar to the overall County figure of 52%. Of the SSSI units in the District assessed as being in unfavourable condition, 97 are categorised as recovering against only 4 assessed to be declining, with a further 2 units showing no change. These figures meet Natural England's target that 95% of the SSSI area should be in favourable or recovering condition.

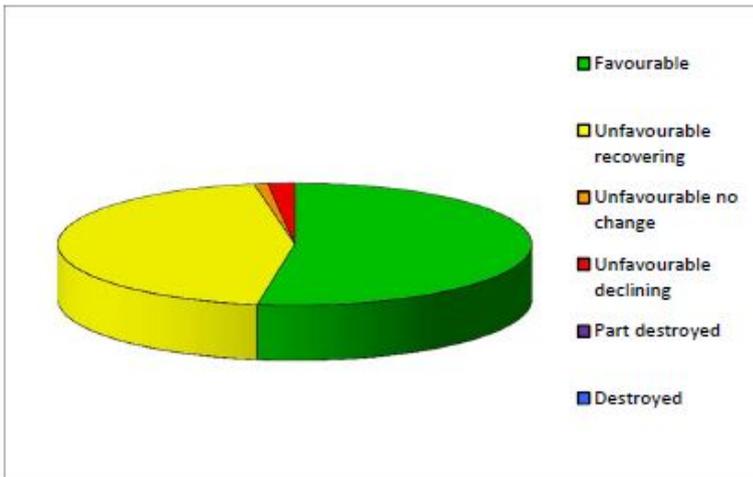
Figure 4.3 Chichester District SSSI Unit Condition (Source: SBRC)

SSSI Unit Condition

Based on information derived from Natural England
Prepared on 19/10/2015



SSSI Units in Chichester District



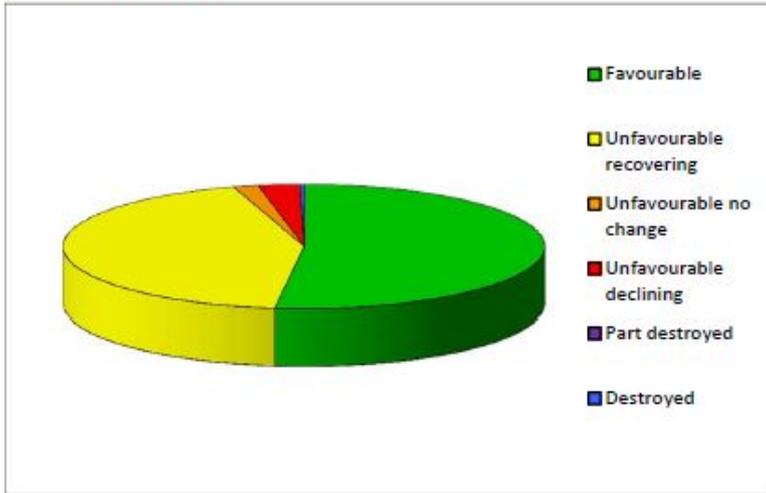
Condition	No. of Units	% of Units
Favourable	114	52.5
Unfavourable recovering	97	44.7
Unfavourable no change	2	0.9
Unfavourable declining	4	1.8
Part destroyed	0	0.0
Destroyed	0	0.0
Total no. of units	217	

¹ SSSI units are divisions of SSSIs used by Natural England to record management and condition details. The size of units varies depending on the types of management and the conservation interest.

4 . Monitoring Policy Performance

Figure 4.4 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

5.1 Table 5.1 shows the outcome of planning applications in the Local Plan area that were considered by the Council over the year to 31 March 2015. The overall number of planning applications submitted increased by substantially (by over 12%) compared to the previous year. Around 74% of applications were approved, an increase of around 15% compared to the previous year. Less than 13% of applications were refused, with the remainder being withdrawn or never validated.

Table 5.1 Outcome of planning applications in Local Plan area 2012-2015 (Source: CDC)

	Total applications	Approved		Refused		Withdrawn		Never Valid	
		No.	%	No.	%	No.	%	No.	%
2012-2013	1,819	1,265	69.5%	269	14.8%	99	5.4%	186	10.2%
2013-2014	1,897	1,367	72.1%	225	11.9%	133	7.0%	172	9.1%
2014-2015	2,131	1,573	73.8%	266	12.5%	131	6.1%	161	7.6%

5.2 Compared to the previous monitoring year, the Council improved its performance in terms of planning applications determined within the nationally defined target timescales of 8 and 13 weeks. Table 5.2 shows that 88% of major applications were determined within 13 weeks (compared to the national target of 60%), whilst 75% of minor applications and 84% of other applications were determined within 8 weeks (with the national targets being 65% and 80% respectively).

Table 5.2 Planning applications decided within the 8 and 13 week target 2012-2015 (Source: CDC)

	Major applications ⁽¹⁾			Minor applications ⁽²⁾			Other applications ⁽³⁾			Total
	Total	13 wks or less	%13 wks or less	Total	8 wks or less	% 8 wks or less	Total	8 wks or less	% 8 wks or less	
2012-2013	31	13	42%	307	121	39%	989	543	55%	1,327
2013-2014	49	33	67%	356	237	67%	1037	808	78%	1,442
2014-2015	42	37	88%	371	280	75%	1031	861	84%	1,444
	National target		60%	National target		65%	National target		80%	

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, listed buildings & advertisements

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5.3 It should be noted that the data in 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, prior notification applications and discharge of planning conditions.

Planning Appeals

5.4 Table 5.3 shows the outcome of appeals against refusal of planning permission over the period 2012-2015. This data gives an indication of the support given by Planning Inspectors to Council decisions where they have been challenged. During 2014/15, there were 66 planning appeal decisions, of which the majority were dismissed with only 30% being allowed.

Table 5.3 Planning appeal decisions 2012-2015 (Source: CDC)

Appeal decisions	Allowed		Dismissed/Upheld		Withdrawn		Part allowed/ Dismissed		Total
	No.	%	No.	%	No.	%	No.	%	
2012/2013	24	28%	58	67%	4	5%	1	1%	87
2013/2014	29	56%	22	42%	1	2%	0	0%	52
2014-2015	20	30%	40	60%	3	5%	3	5%	66

Planning Obligations

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 used by the Council to obtain financial contributions to provide for any necessary infrastructure needed to support the development (which may also include provision for affordable housing). Financial contributions are typically secured through Section 106 (S106) agreements linked to the planning permission granted. In the coming year, the Council is proposing to introduce a CIL charge which will fund some of the infrastructure listed in these tables (see Section 3 for further details).

5.6 Between 1 April 2014 and 31 March 2015, a total of 77 separate S106 agreements were signed related to planning permissions granted in the Chichester Local Plan area. These provided for contributions to the District Council totalling £1.563 million. Further contributions were also obtained towards West Sussex County Council services such as education and transport.

5.7 Table 5.4 provides a breakdown of the financial contributions secured through S106 agreements. The table includes agreed developer contributions towards District Council and County Council infrastructure. In financial terms, the largest contributions are to provide for education, community facilities and transport/highways mitigation. Such contributions are generally only sought from larger developments. However, the greatest number of signed S106 agreements are for small developments providing contributions to offset recreational disturbance impacts on the Chichester Harbour Special Protection Area (SPA).

5 . Development Management

Table 5.4 Financial contributions secured via S106 agreements 2014-2015 (Source: CDC)

To Chichester District Council	Number of planning permissions contributing	Payments Due
Public Art	8	£152,969
Leisure	6	£331,549
Community Facilities	9	£759,243
Affordable Housing	5	£177,600
Primary care trust	1	£48,644
Eco Mitigation (Pagham Harbour)	1	£48,000
Recreation Disturbance	69	£44,796
CDC Total	77	£1,562,801
To West Sussex County Council	Number of planning permissions contributing	Payments Due
Transport (Total Access Demand - TAD)	10	£539,850
Education	10	£1,226,986
Libraries	11	£64,587
Fire & Rescue	11	£6,682
WSCC Total	11	£1,838,105
All financial contributions		£3,400,906

5.8 Table 5.5 shows the detailed breakdown of S106 financial contributions agreed for larger developments (excluding sites where only payments towards mitigation of recreational disturbance were sought).

Table 5.5 S106 agreements signed with financial contributions and non-financial contributions secured 2014-2015 (Source: CDC)

Application number	Site	Development	Financial Contribution to CDC	Financial Contribution to WSCC	Non Financial contribution
13/00284/FUL	Rowan Nursery, Bell Lane	27 dwellings	£73,410	£94,503	Yes

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Application number	Site	Development	Financial Contribution to CDC	Financial Contribution to WSCC	Non Financial contribution
13/01180/FUL	Land West of Fieldside, Prinsted Lane	5 dwellings	£0	£31,084	Yes
13/01610/OUT	Flat Farm, Broad Road	9 dwellings	£1,548	£56,400	Yes
13/02025/FUL	Land south of Loxwood Surgery, Farm Close	17 dwellings	£35,742	£102,894	Yes
13/02972/FUL	Roussillon Barracks, Broyle Road	1 dwelling	£11,370	£757	No
13/03113/FUL	Land north of 20 Otway Road	17 dwellings	£106,144	£70,056	Yes
13/03286/FUL	Land north of Chaucer Drive	50 dwellings	£155,616	£212,076	Yes
13/03376/OUT	Wakefords Field, West of Broad Road	30 dwellings	£97,657	£210,750	Yes
13/04181/FUL	The Chequers, 203 Oving Road	8 dwellings	£52,000	£41,660	Yes
14/00506/P3JPA	The Tannery, Westgate	Change of use from office to 15 flats	£2,580		No
14/00748/OUT	Land south of Meadowbank, Petworth Road	25 dwellings	£73,896	£189,953	Yes
14/00797/FUL	Land to the north east of Tangmere Military Aviation Museum, Gamecock Terrace	Variation of conditions (11 & 13) - Mixed use development - 160 dwellings	£466,316	£827,972	Yes
14/00955/FUL	Land at Southfields Close	4 additional dwellings	£38,800		No

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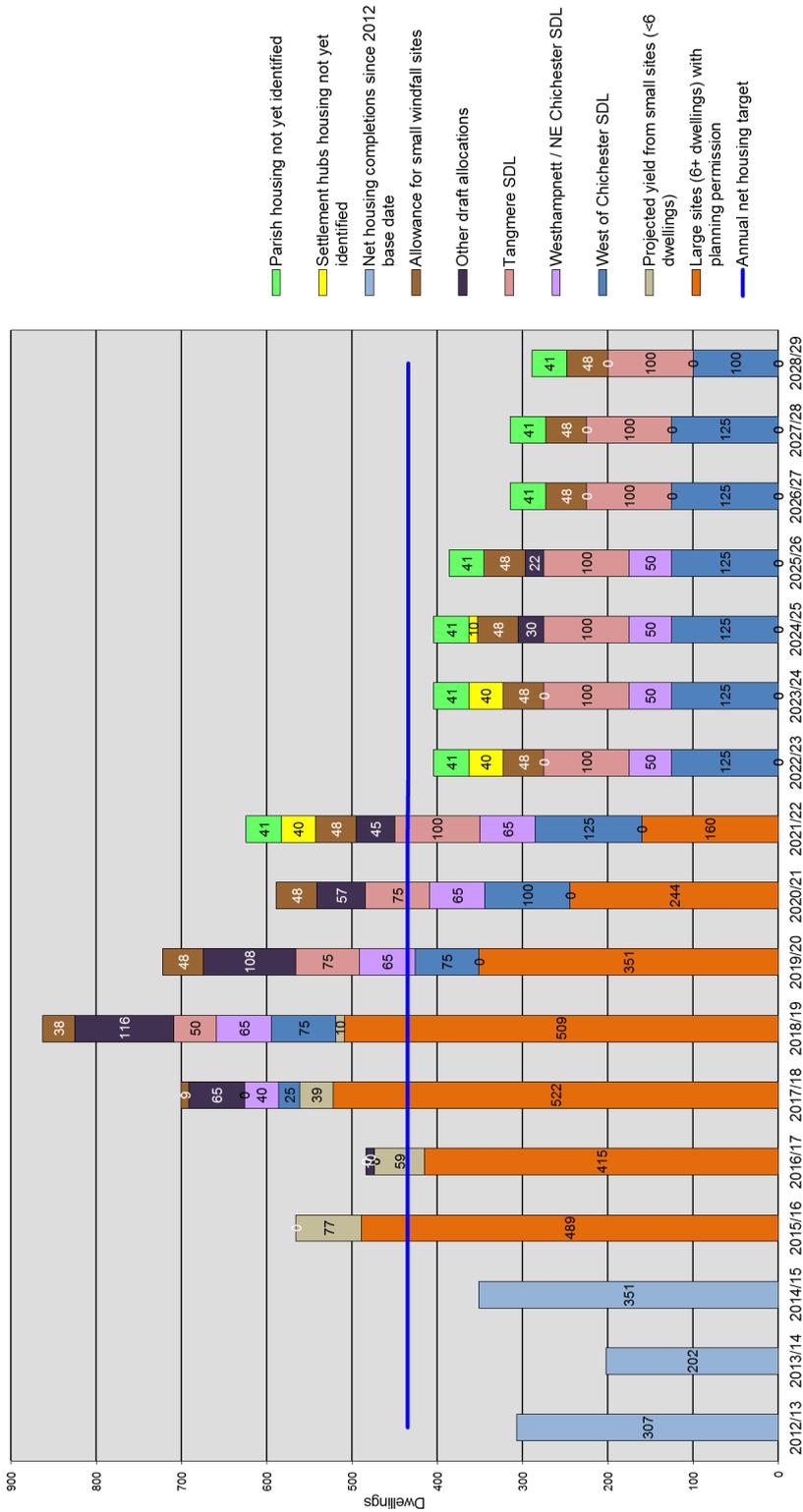
Application number	Site	Development	Financial Contribution to CDC	Financial Contribution to WSCC	Non Financial contribution
14/02035/FUL	The Regnum Club, 45A South Street	9 apartments	£7,200		No
14/02418/OUT	Land north-west of Park Road	110 dwellings	£417,614		Yes

Appendix A . Housing Trajectory

Figure A.1 Indicative Housing Delivery and Phasing 2012-2029

Indicative Housing Trajectory 2012-2029 Local Plan Housing Delivery & Phasing	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
Local Plan Area net housing requirement	435	435	435	435	435	435	435	435	435	435	434	434	434	434	434	434	434
Annual net housing target	435	435	435	435	435	435	435	435	435	435	434	434	434	434	434	434	434
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	351														860
Large sites (>6 dwellings) with planning permission				489	415	522	509	351	244	160	0	0	0	0	0	0	0
Projected yield from small sites (<6 dwellings)				77	59	39	10	0	0	0	0	0	0	0	0	0	0
Sites allocated in Local Plan & neighbourhood plans comprising:				0	10	130	306	323	297	335	275	275	305	297	225	225	200
West of Chichester SDL				0	0	25	75	75	100	125	125	125	125	125	125	125	100
Westhampton/NE Chichester SDL				0	0	40	65	65	65	65	50	50	50	50	0	0	0
Tangmere SDL				0	0	0	0	50	75	100	100	100	100	100	100	100	100
Other draft allocations				0	10	65	116	108	57	45	0	0	30	22	0	0	0
Other identified sites within settlement boundaries				0	13	0	16	0	21	0	0	0	0	0	0	0	0
Allowance for small windfall sites				0	0	0	9	38	48	48	48	48	48	48	48	48	48
Total Projected Housing Supply				566	497	700	879	722	610	543	323	323	353	345	273	273	248
Additional Housing Provision - Sites not yet identified																	
Settlement hubs housing not yet identified										40	40	40	40	10			130
Parish housing not yet identified										41	41	41	41	41	41	41	328
Total Net Housing Delivery	307	202	351	566	497	700	879	722	610	624	404	404	404	386	314	314	289
Housing Supply Position																	
Cumulative net completions	307	509	860	1426	1922	2623	3502	4224	4834	5458	5862	6266	6670	7056	7370	7684	7973
Monitoring position above/below housing requirement	-128	-361	-445	-314	-253	13	457	744	919	1108	1078	1048	1018	970	850	730	585
Five Year Housing Land Supply																	
Adjusted five year housing requirement (+ buffer)	2764	3043	3144	2987	2913	2594	2060	1714	1503	1275	1311	1347					
Projected five year housing supply	2316	2953	3364	3408	3535	3239	2764	2446	2222	1912	1822	1707					
Five Year Housing Surplus/Shortfall	-448	-51	220	421	622	645	704	732	719	637	511	360					

Figure A.2 Housing Trajectory 2012-2029



Chichester District Council



Produced by Planning Policy

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