

Authority's Monitoring Report 2012-2013



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December 2013

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Executive Summary

This is Chichester District Council's second Authority's Monitoring Report, following on from seven previous Annual Monitoring Reports. It contains information on the progress of preparation of the Local Plan, and the extent to which planning policies are being implemented.

This report covers the period 1 April 2012 to 31 March 2013. Significant events occurring after the monitoring period are noted.

On 1 April 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park area, which covers most of the north of Chichester District. This report therefore does **not** cover the Local Plan progress made in the area of the District covered by the National Park.

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.

Local Plan Progress

- The Council approved an updated Local Development Scheme in July 2013, with the Local Plan having an end date of 2029, covering the parts of the District outside the National Park boundary.
- The Interim Policy Statement on 'Facilitating Appropriate Development' was revised in July 2012 and October 2012
- The Draft Local Plan: Key Policies Preferred Approach consultation ran from 22 March to 3 May 2013
- The Further Consultation on the Draft Local Plan: Key Policies Preferred Approach ran from 26 July to 16 September 2013
- The Local Plan: Key Policies Pre-submission representation period runs from 8 November 2013 to 6 January 2014
- The Kirdford Neighbourhood Plan has been submitted for independent examination

Monitoring Policy Performance

The Economy

- The total additional employment floorspace developed in 2012-13 was 8,381m² (gross), or 4,890m² (net). Compared to 2011-12, additional gross employment floorspace provision increased by 165%; net additional employment floorspace provision increased by 98%.
- 73% of the total employment floorspace completed in 2012-13 was developed on Previously Developed Land (PDL). This was a decrease compared to the year 2011-12 when 90% of total business floorspace was developed on PDL.

- 81,786 sqm (net) of employment floorspace was available in 2012-13, a similar level to 2011-12. There was 93.16ha of employment land available in 2012-13, a slight decrease compared to 2011-12.
- 2,761m² (gross) of retail, offices and leisure development was completed in 2012-13. Around 37% of this development was within town centre areas. Compared to 2011-12, there has been an eight fold increase in the gross floorspace completed for town centre uses.

Housing and Neighbourhoods

- 299 net dwellings were built in 2012-13. This was below the Chichester District annual average target of 480 dwellings, and was a decrease of 15% compared with the 353 net dwellings built in 2011-12.
- There is an identified supply of 2,799 net additional dwellings compared to the District requirement of 3,260 net dwellings for the period 2014-2019, resulting in a five year housing land supply shortfall of 956 net dwellings.
- 85% (gross) of dwellings built in 2012-13 were on PDL, an improvement on 2011-12.
- 66 affordable dwellings (gross) were built in 2012-13, representing 17.1% of total gross housing completions. This is a decline in performance compared with the previous year when 112 affordable dwellings were built. The level of gross affordable completions in 2012-13 fell short of the Council's target of 150 new affordable dwellings a year.
- Compared to the year 2011-12, the proportion of 1 bedroom dwellings built increased slightly from 12.7 to 13.7 %, and the proportion of 4 bedroom properties increased from 18% to 26.7%. However, the proportion of 2 and 3 bedroom dwellings built fell to 29.8% and 29.5% respectively.

The Environment

- No planning applications were granted contrary to the advice of the Environment Agency on flooding or water quality grounds.
- 53% of the 217 designated Sites of Special Scientific Interest (SSSI) in the District are considered to be in a favourable condition, with the remaining 47% considered to be in an unfavourable condition. Of the SSSI categorised as unfavourable, 94 sites are categorised as recovering.

Development Management

- The total number of planning applications determined in Chichester District decreased by 7.4 % from 2011-12 to 2012-13. The percentage of major planning applications determined in the District within 13 weeks decreased from 64% in 2011-12 to 42% in 2012-13. The percentage of minor planning applications determined in the District within 13 weeks decreased from 56% in 2011-12 to 39% in 2012-13.
- 87 planning appeals were determined, of which 67% were dismissed; 28% were allowed; 1% part allowed/dismissed; and 5% withdrawn. This compares more favourably with 2011-12 when 33% of a total 105 appeals were allowed.
- Between 1 April 2012 and 31 March 2013, fifteen new Section 106 agreements were signed, securing financial contributions towards infrastructure and community facilities. This totalled £627,704 to Chichester District Council and £1,122,438 to West Sussex County Council.

The Authority's Monitoring Report

1.1 This is Chichester District Council's second 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 2012 to 31 March 2013.** Significant events occurring after the monitoring period are noted.

1.3 The Planning and Compulsory Purchase Act (2004) required Local Authorities to submit a yearly report to the Secretary of State to assess progress on the preparation of planning documents and the implementation of planning policies. The previous seven Annual Monitoring Reports were prepared under this legislation.

1.4 The Localism Act 2011 removed the need for Local Authorities to prepare and submit an Annual Monitoring Report to the Secretary of State each December.

1.5 The requirement to report on the progress of the implementation of the Local Development Scheme and achievement of the Local Development Documents is not removed by the Localism Act. Instead, Local Authorities must prepare Authorities Monitoring Reports which focus on the performance and achievements of the planning service within their local communities.

1.6 Changes to the format and content of future AMRs are being reviewed as the Council progresses work on the new Local Plan, together with accompanying indicators and targets. Where possible, this AMR continues to use the 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 (excluding the National Park).

1.7 This AMR includes:

- A description of the current planning context;
- Progress made since April 2012 on the preparation of the Local Plan and changes to the Local Development Scheme;
- An assessment of policy performance using output indicators.

South Downs National Park

1.8 The South Downs National Park Authority (SDNPA) is the Local Planning Authority for the South Downs National Park area, which covers most of the north of Chichester District (see Map 1.1). This report does not cover the Local Plan progress made in the area of the District covered by the National Park.

1.9 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.

1 . Introduction

1.10 The SDNPA is responsible for preparing monitoring reports for the National Park area.

Chichester District Background

1.11 Chichester District is primarily rural in character, with diverse landscapes and rich cultural and historic assets. A large part of the north of the District forms part of the South Downs National Park.

1.12 The extensive coastline in the south of the District includes the Chichester Harbour Area of Outstanding Natural Beauty and Pagham Harbour.

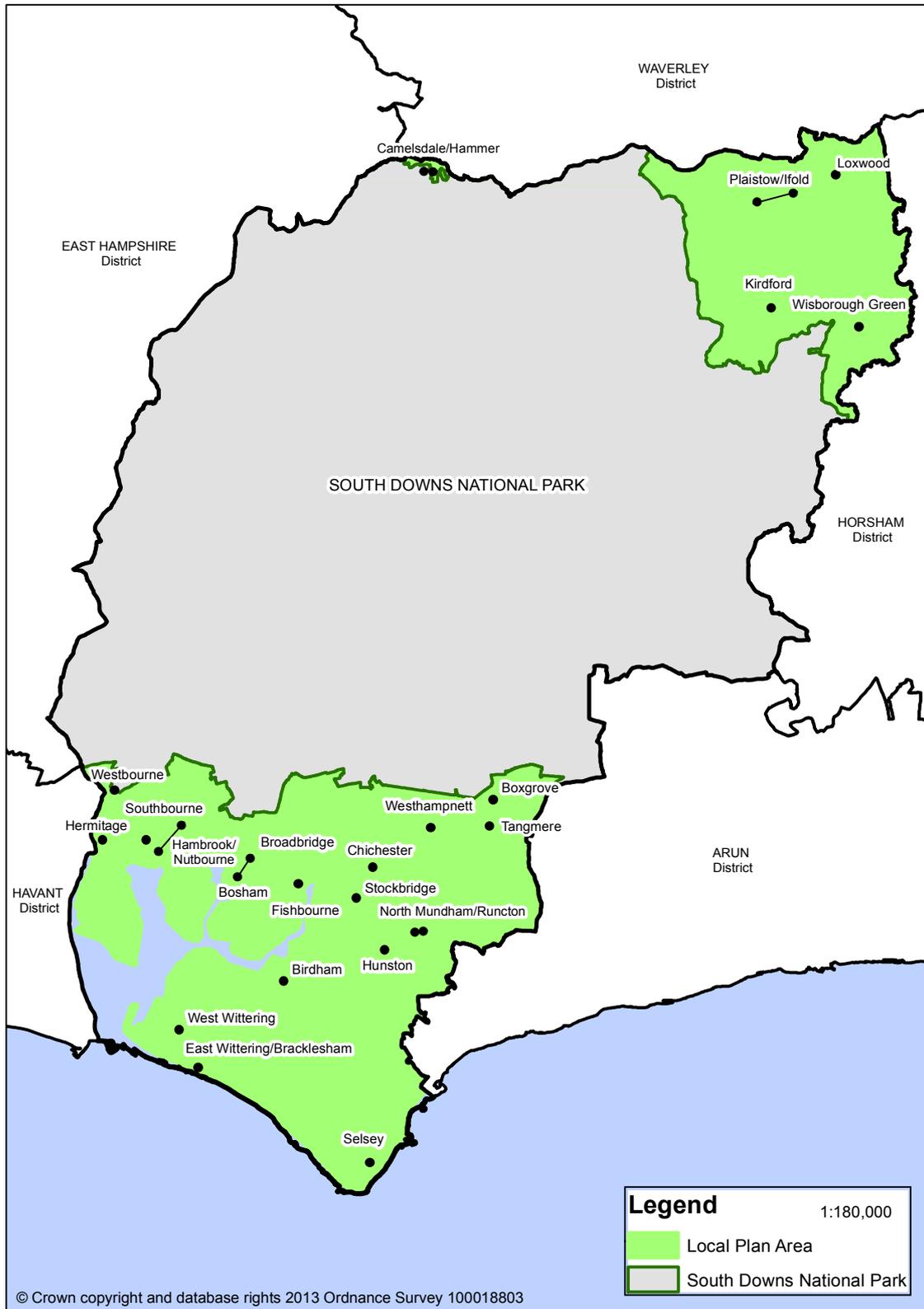
1.13 The District is home to the Chichester Festival Theatre, Chichester Cathedral, and the Goodwood Estate and Racecourse.

1.14 Chichester District is the largest of seven districts and boroughs within West Sussex, covering almost 800km² (309 square miles), stretching from Selsey on the south coast to the southern edge of Haslemere in the north.

1.15 Chichester city, the main urban centre, has a population of 26,795⁽¹⁾. It is located within the A27 and rail corridor in the south of the District. Other main settlements include the seaside town of Selsey (population 10,737) in the south, and the historic market towns of Midhurst (pop. 4,914) and Petworth (pop. 4,742) in the SDNP area in the north of the District.

1.16 The majority of the population live in the numerous villages and hamlets in the rural areas.

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
Regional	Regional Planning Guidance	Regional Spatial Strategy:	'Duty to Co-operate'
County	County Structure Plan	'The South East Plan'	
District	District Local Plan	Local Development Framework	Local Plan
Neighbourhood	-	-	Neighbourhood Plan

Localism Act 2011

2.1 Since 1 April 2012, there has been a change affecting the regional planning context with the revocation of Regional Spatial Strategies.

2.2 On 28 February 2013 the Secretary of State laid in Parliament a statutory instrument to partially revoke the Regional Strategy for the South East (modified to retain Policy NRM6: Thames Basin Heaths Special Protection Area), which came into force on 25 March 2013. A policy relating to the former Upper Heyford Air Base in Oxfordshire, saved from the Oxfordshire Structure Plan, is also retained. Please see the written ministerial statement at: http://www.parliament.uk/documents/commons-vote-office/February_2013/14-February/6.DCLG-Regional-Planning.pdf

2.3 The South East (Partial Revocation) Order 2013 is available at: <http://www.legislation.gov.uk/ukxi/2013/427/contents/made>

2.4 The 'Strategic Environmental Assessment of the Revocation of the South East Regional Strategy: post adoption statement' and associated Environmental Report are available from: <https://www.gov.uk/government/consultations/strategic-environmental-assessment-about-revoking-the-south-east-regional-strategy-environmental-report>

National Planning Policy Framework

2.5 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).

2.6 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

2.7 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

2.8 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

2.9 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.

3.2 The South Downs National Park Authority is the Local Planning Authority for the National Park area, which covers most of the north of the District. Chichester District Council is continuing preparation of a new Local Plan covering the area of the District excluding the National Park, whilst the SDNPA is preparing its own separate Local Plan for the National Park area.

Chichester Local Plan

3.3 The Council is currently in the process of replacing the Chichester District Local Plan (1999) with the Chichester Local Plan (formerly known as the Local Development Framework). 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):** A vision for the District and a series of general policies to provide the framework for guiding development towards this vision. It also contains more detailed policies for development management, and the policy context for Neighbourhood Plans.
- **Site Allocation (Development Plan Document):** Detailing the allocation for individual parcels of land, for specific types of development.
- **Supplementary Planning Documents:** 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.

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

Local Development Scheme

3.5 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.

3.6 The most recent LDS was updated in accordance with the Localism Act and adopted in July 2013. It sets out the Council's intended timetable for Local Plan preparation over the period to 2015. It replaces the version published in 2012, and can be viewed on the Council's website at <http://www.chichester.gov.uk/index.cfm?articleid=5088>. The LDS reflects the progress made in preparing the emerging Local Plan.

3.7 As the 2013 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

3.8 On 23 July 2013, the Council agreed an updated timetable for preparing the Local Plan: Key Policies. This 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

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	Complete
November 2013 - January 2014	Statutory Publication Pre-submission (Reg 19)	The representation period runs from 8 November 2013 to 6 January 2014	In Progress
April 2014	Submission to Secretary of State		-
June 2014	Examination		-
October 2014	Estimated date for Adoption		-

3.9 A further consultation on the preferred approach was held from 26 July - 16 September 2013. Following feedback received on the March - May 2013 Preferred Approach consultation document, the Council proposed changes to the Local Plan Preferred Approach in order to make the Plan clearer, and to update policies in response to updated background evidence. In total ten policies were consulted on, including two new policies in relation to Chichester Harbour AONB and Pagham Harbour SPA. An appendix was added to the draft Local Plan, to provide guidance on how Green Infrastructure will feed into the strategic development locations.

3 . Local Plan Progress

3.10 Only those policies that had been changed significantly were included in the document for consultation. It was made clear in the introduction to the document that all previous comments made on the draft Local Plan remained valid.

3.11 A revised Policies Map will be submitted with the Local Plan. It will identify 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
- West Sussex Waste DPD

Chichester City Area Action Plan

3.12 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 3.2 Chichester City Area Action Plan DPD timetable

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	-
June 2016	Examination	-
October 2016	Estimated date for Adoption	-

Site Allocation

3.13 The Site Allocation DPD 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.

3.14 The Site Allocation DPD will allocate sufficient sites to satisfy the local need for accommodation as identified by the Gypsy and Traveller Accommodation Assessment within the Plan area over the lifetime of the Plan.

Table 3.3 Site Allocation DPD timetable

Date	Milestones	Progress
November 2013	Early consultation and stakeholder engagement on issues and options (Reg 18)	Not yet started
March 2014	Public consultation on Preferred Options Consultation (Reg 18)	-
October 2014	Statutory Publication Pre-submission (Reg 19)	-
March 2015	Submission to Secretary of State	-
June 2015	Examination	-
October 2015	Estimated date for Adoption	-

Other Documents

3.15 Chichester District Council will be producing a Community Infrastructure Levy (CIL) Charging Schedule in order to raise funds from developers undertaking new building projects in the Plan area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. The timetable for CIL is available in the Local Development Scheme, and shown below.

Community Infrastructure Levy - Charging Schedule

3.16 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 3.4 Community Infrastructure Levy - Charging Schedule Timetable

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

3 . Local Plan Progress

Sustainability Appraisal

3.17 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 2012 - 31 March 2013

3.18 The following evidence studies 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/studies>.

Table 3.5 Summary of evidence gathered during 2012-2013 monitoring period

Evidence	Description	Consultant/Produced By	Status	Date
Chichester Transport Study	Transport modelling to assess the likely impacts of different development scenarios on the A27 and other roads in and around Chichester City, and to identify potential mitigation measures.	Jacobs Consulting	Complete	2013
Coastal West Sussex Strategic Housing Market Assessment - Update	Assessment of the local housing market which studies the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market.	GL Hearn for Coastal West Sussex Authorities & South Downs National Park	Complete	2012
Combined Horticultural Production and Energy Hubs	Background study into the horticultural industry in West Sussex.	Reading Agriculture	Complete	2012
Creating a Prosperous and Sustainable Economy: An Economic Strategy for Chichester 2013-2019	This economic strategy builds on what has been achieved over the past three years and sets a fresh direction for Chichester. It recommends a targeted approach to supporting high growth potential indigenous businesses.	Nairne Ltd	Complete	2013
Employment Land Review - Update	Update to the 2009 study focusing on future demand for employment land.	GL Hearn	Complete	2013

3 . Local Plan Progress

Evidence	Description	Consultant/Produced By	Status	Date
Gypsy & Traveller Accommodation Assessment	A survey of current gypsy, traveller and travelling show people facilities and needs, carried out over Coastal West Sussex.	Peter Brett Associates	Complete	2013
Horticulture and Energy Hub Report	This study looks into the potential of the horticultural industry in West Sussex and to support the sustainable growth of the sector. This is specifically through cluster growth based on Energy Hubs.	Reading Agriculture	Complete	2012
Open Space Study	A District wide audit and assessment of open space, land and buildings used for public recreation and leisure.	JPC Strategic Planning and Leisure Ltd	Complete	2013
Pagham Harbour Visitor Study	This considers the issue of recreational disturbance on the Harbour.	Footprint Ecology	Complete	2012
Settlement Capacity Profiles	Study brings together information from a range of different sources at individual settlement level to inform Local Plan policies, and levels of proposed development to be brought forward in neighbourhood plans and/or through the Site Allocation DPD.	Chichester District Council	Complete	2013
Solent Recreational Disturbance and Mitigation Study	To understand the potential impacts of recreational activity on birds in the Chichester and Langstone Harbours.	Footprint Ecology	Complete	2012
Strategic Housing Land Availability Assessment (SHLAA)	Provides information on housing land supply to a base date of August 2012.	Chichester District Council	Complete	2013
Water Quality and Strategic Growth for Chichester District Background Paper	Provides an update on the work of key stakeholders to try and find solutions to the water quality problems affecting development in and around Chichester city.	Chichester Water Quality Group	Complete	2012

Wastewater Treatment

3.19 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 . Local Plan Progress

3.20 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.

3.21 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. Following this, 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.

3.22 In September 2013, the EA withdrew its position statement and its addendum dated September 2011. This now releases the headroom at Apuldram, although relevant planning permissions may need to restrict the commencement of development until such time as the UV has been installed (post March 2014).

3.23 The Council is looking to adopt 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

3.24 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).

3.25 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/studies>

3.26 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_footways/development_control_plans_and/major_projects/a27_action_plan.aspx

Interim Policy Statements

3.27 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/index.cfm?articleid=22455>.

3.28 During the 2012-2013 monitoring period, the 'Facilitating Appropriate Development' Interim Statement was revised. This states that new housing development may be acceptable outside of existing Settlement Policy Areas providing all the criteria set out in the Interim Statement are met.

Table 3.6 Interim Policy Statements

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

Duty to Co-operate

3.29 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.

3.30 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.

3.31 The table shows historic actions taken under the Duty to Co-operate to the time of publication.

3 . Local Plan Progress

Table 3.7 Actions taken under Duty to Co-operate 2007 to publication

Date	Organisation(s)	Actions
Since 2007	CDC, Natural England, Chichester Harbour Conservancy, Hampshire Wildlife Trust, RSPB, Isle of Wight Council, Havant Borough Council, Gosport Borough Council, Portsmouth City Council, Eastleigh Borough Council and Southampton City Council	Solent Recreational Disturbance and Mitigation Study
Since 2007	Chichester Water Quality Group (Comprised of CDC, Environment Agency, Natural England, Southern Water and Chichester Harbour Conservancy)	Wastewater Treatment Works capacity
Since 2011	Arun District Council	Bi-monthly meetings to discuss cross-boundary issues of common ground. Officer involvement in the early production stages of the Arun District Local Plan, and Chichester Local Plan.
Since 2012	Havant Borough Council	Meetings to determine whether any CDC housing shortfall could be met by Havant Discussions regarding cross boundary wastewater treatment work headroom Discussions regarding cross-boundary transport implications particularly impacts which may arise from the Southbourne Allocation.
Since 2012	East Hampshire District Council	Meetings to determine whether any CDC housing shortfall could be met by East Hants
Since April 2012 August 2013 October 2013	Coastal West Sussex LEP	Strategic Planning Board established, made up of councillors with responsibility for planning in each of the Coastal West Sussex authorities (and WSCC). Strategic Housing Market Assessment Gypsy & Travellers Accommodation Assessment Production of a Memorandum Of Understanding

3 . Local Plan Progress

Date	Organisation(s)	Actions
		<p>Joint discussion about whether Gatwick Diamond could accommodate housing shortfalls in Coastal West Sussex</p> <p>Signing up to a Local Strategic Statement to show how the authorities will work together regarding strategic planning issues.</p>
<p>November 2012</p> <p>March 2013</p> <p>May 2013</p>	<p>Waverley Borough Council</p>	<p>Response to Waverley Local Plan consultation, with regard to CDC being unable to meet any housing shortfalls arising in Waverley.</p> <p>Meeting to discuss cross-boundary issues</p> <p>Production of a Statement of Common Ground for Waverley's Core Strategy Examination</p>
<p>Since August 2012</p>	<p>CWS: Adur District Council, Arun District Council, Worthing Borough Council, Brighton & Hove City Council, Lewes District Council and South Downs National Park Authority</p>	<p>Set up Duty to Co-operate Officers Working Group</p> <p>Commissioned consultants to produce evidence-based study on housing needs and provision, covering Brighton, Lewes and Coastal West Sussex until 2013</p> <p>Commissioned consultants to undertake updates to include 2011 Census and new household headship rates.</p> <p>MOU signed for Brighton and Hove City Plan Examination</p>
<p>September - November 2012</p>	<p>All statutory consultees, plus Chichester Harbour Conservancy</p>	<p>Informal consultation on Parish Housing Numbers in Chichester District</p>
<p>Regularly</p>	<p>South Downs National Park Authority</p>	<p>Liaison at officer and councillor level</p> <p>SDNPA attend CDC Development Plan Panel meetings</p> <p>CDC evidence base shared with SDNPA for the preparation of their Local Plan</p> <p>Development Management (including Historic Buildings) for SDNPA provided by CDC on an agency basis</p> <p>Five Year Housing Land Supply jointly reported</p> <p>Joint evidence studies commissioned for Gypsies, travellers and travelling showpeople</p>

3 . Local Plan Progress

Date	Organisation(s)	Actions
Ongoing	West Sussex County Council	<p>Officer responses to consultations on Minerals and Waste Plans</p> <p>Officer liaison to inform production of CDC Infrastructure Delivery Plan, and work in progressing the Community Infrastructure Levy.</p> <p>Preparation of joint brief on A27 transport mitigation with CDC, Highways Agency and strategic site promoters, and liaison relating to further testing.</p> <p>Assistance with brief and advice for transport modelling on parts of the local road network in respect of Strategic Development Allocations.</p>
June 2013	English Heritage	Liaison and site visits to discuss and address concerns and objections relating to the draft Local Plan: Key Policies Preferred Approach.
July 2013	Hampshire County Council	Meeting to discuss potential cross-boundary strategic planning issues, particularly impacts on the Hampshire transport network from development arising on the boundary with West Sussex. Meeting attended by Havant Borough Council and West Sussex County Council as Highways Authority. The two Highways Authority agreed to work together to resolve issues.
June 2013 July 2013 Sept 2013	Horsham District Council	<p>Meeting to discuss potential cross-boundary issues.</p> <p>Duty to Cooperate workshop about wider strategic issues</p> <p>Meeting to discuss cross-boundary issues, particularly at Billingshurst as this is likely to serve growth to the north western Chichester villages.</p>
May 2013	Marine Management Organisation	Cooperation regarding providing inputs to the Marine Policy Statement.

Neighbourhood Planning

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

3.33 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.

3.34 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.

3.35 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

3.36 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

3.37 Kirdford Parish Council received frontrunner funding from the Government to produce a Neighbourhood Plan.

3.38 The Kirdford Neighbourhood Plan has been subject to two public consultation periods and has now been submitted for independent examination. An examiner has been appointed; however at the time of publication, a date has not been set for the examination hearings.

Table 3.8 Designated Neighbourhood Plan Areas

Parish Council	Date designated
Birdham Parish Council	4 December 2012
Bosham Parish Council	18 March 2013
Boxgrove Parish Council	4 December 2012
East Wittering and Bracklesham Parish Council	23 September 2013
Fishbourne Parish Council	23 July 2013
Hunston Parish Council	2 December 2013
Kirdford Parish Council	2 October 2012
Loxwood Parish Council	8 March 2013
Lynchmere Parish Council	6 November 2012
Plaistow and Ifold Parish Council	6 November 2012
Selsey Town Council	28 January 2013

3 . Local Plan Progress

Parish Council	Date designated
Tangmere Parish Council	23 July 2013
West Itchenor Parish Council	2 December 2013
West Wittering Parish Council	15 March 2013
Westbourne Parish Council	19 November 2013
Westhampnett Parish Council	7 March 2013
Wisborough Green Parish Council	6 November 2012

Applications for a Neighbourhood Plan Area

3.39 The following parish and town councils have applied for a Neighbourhood Plan Area to be designated:

- Chidham and Hambrook Parish Council
- Southbourne Parish Council (re-application due to boundary change)

Neighbourhood Development Orders

3.40 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.

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

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 via surveys of retail, business, industrial, storage and office use. Listings and summary tables from the survey as of 31 March 2013 are available at:

http://www.westsussex.gov.uk/living/planning/commercial_and_industrial.aspx#

Indicator BD1

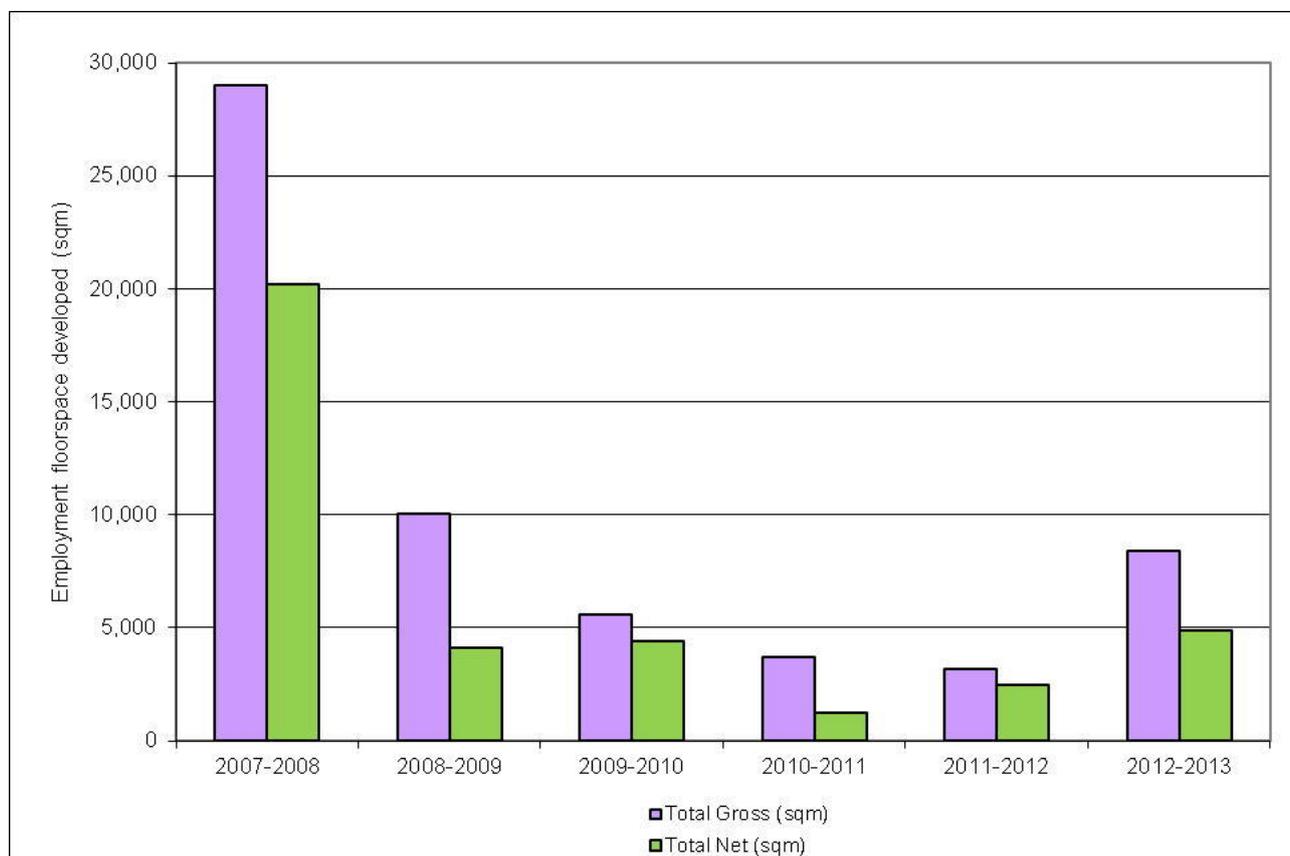
Total amount of additional floorspace by type

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 shows that the annual amount of employment floorspace completed (both gross and net) in the District increased in 2012-13, for the first time since 2007-08. The high level of provision in 2007-08 was in part due to the completion of the Rolls Royce headquarters at Westhampnett.

4 . Monitoring Policy Performance

Figure 4.1 Total employment floorspace developed 2007-2013



4.7 The total additional employment floorspace developed in 2012-13 was 8,381m² (gross), or 4,890m² (net). Compared to 2011-12, additional gross employment floorspace provision increased by 165%; net additional employment floorspace provision increased by 98%.

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

Employment Type	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1a: Offices	5,295	4,862	1,208	1,102	997	583	522	522	153	153	1,276	1,276
B1b: Research & Development	0	0	0	0	0	0	0	0	0	0	150	0
B1c: Light Industry	410	-7,069	694	395	1,388	1,088	156	156	646	595	0	0
B1: Mixed Uses	490	490	578	578	0	0	0	0	65	65	1,147	67
B2: General Industry	11,884	11,401	1,761	711	351	260	184	52	908	370	4,034	2,183
B8: Storage & Distribution	10,930	10,505	5,827	1,322	2,867	2,464	2,863	500	1,386	1,284	1,774	1,364

4 . Monitoring Policy Performance

Employment Type	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Total	29,009	20,189	10,068	4,108	5,603	4,395	3,725	1,230	3,158	2,467	8,381	4,890

4.8 Table 4.1 shows for the year 2012-13, B2 floorspace accounted for just over half of the additional gross employment floorspace developed.

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	1,045	82%
B1b: Research & Development	150	100%
B1c: Light Industry	0	0%
B1: Mixed Uses	1,147	100%
B2: General Industry	3,391	84%
B8: Storage & Distribution	410	23%
Total	6,143	73%

4.9 The percentage of gross employment floorspace completed on PDL has decreased from 90% in 2011-12 to 73% in 2012-13.

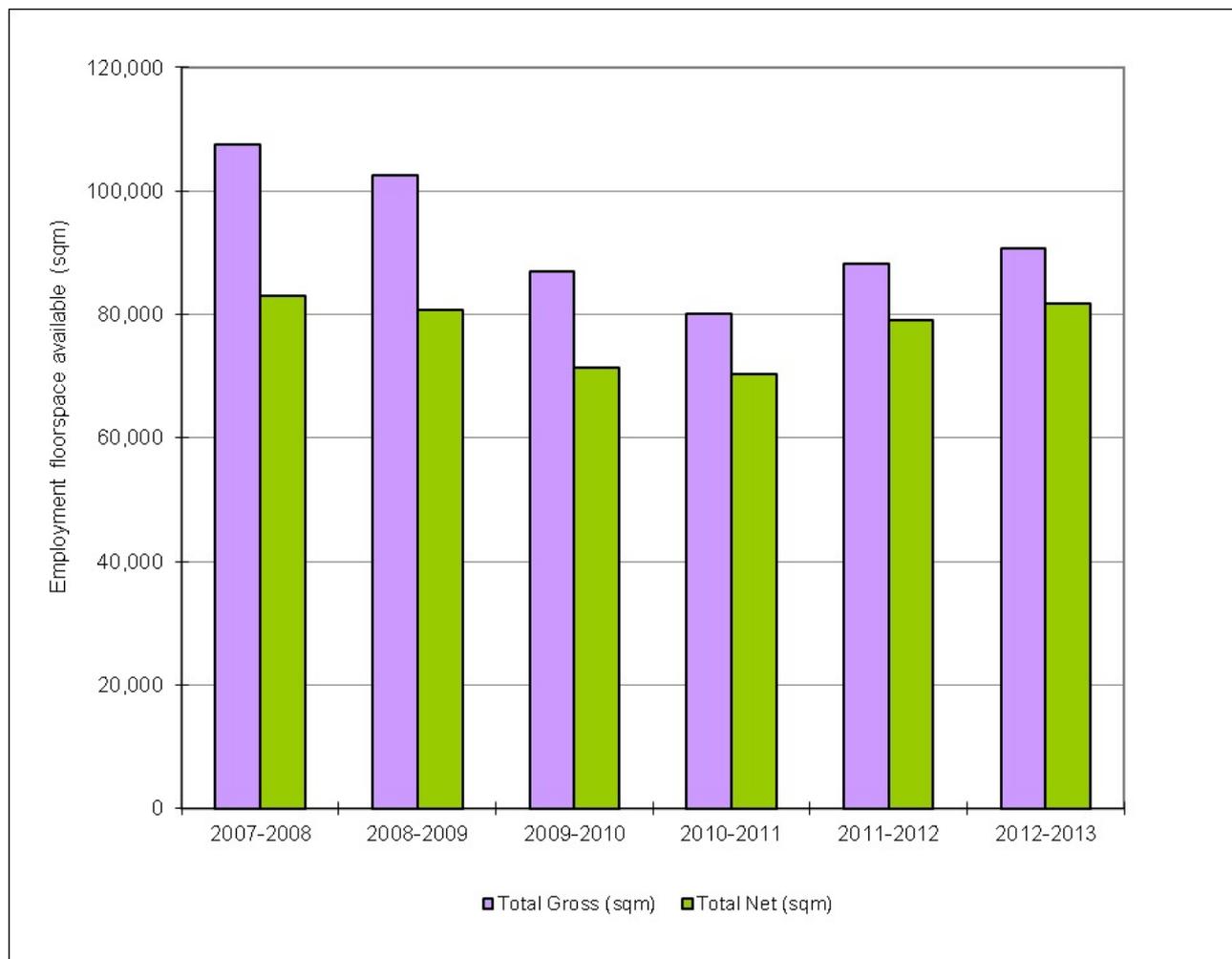
Indicator BD3

Employment land available by type

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

4 . Monitoring Policy Performance

Figure 4.2 Total employment floorspace available 2007-2013



4.11 Figure 4.2 shows the amount of employment floorspace (both gross and net) available in 2012-13 is similar to the previous year (2011-12).

4.12 Table 4.3 shows that B1 uses account of just over 60% of the available employment floorspace (both gross and net) in 2012-13.

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

Floorspace (sqm)	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013	
	Gross	Net										
B1a: Offices	15,561	13,160	16,577	13,768	11,298	10,338	8,250	7,036	12,229	11,031	10,000	8,608
B1b: Research & Development	8,790	4,290	8,790	4,290	0	0	198	198	198	198	198	198
B1c: Light Industry	19,254	16,313	16,385	15,485	14,202	14,202	14,703	14,703	14,794	14,794	16,811	16,095
B1: Mixed Uses	39,756	27,767	25,201	14,051	27,008	17,658	23,467	17,967	24,476	20,046	29,136	24,706
B2: General Industry	11,183	10,760	10,762	10,762	10,474	10,474	13,078	13,078	14,129	13,591	13,088	13,088

4 . Monitoring Policy Performance

Floorspace (sqm)	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013	
Employment Type	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B8: Storage & Distribution	12,929	10,681	24,758	22,349	24,063	18,767	20,427	17,292	22,381	19,348	21,441	19,091
Total	107,563	82,971	102,473	80,705	87,045	71,439	80,123	70,274	88,207	79,008	90,674	81,786

4.13 Table 4.4 shows 93.16ha of employment land available in 2012-13, a slight decrease compared to 2011-12.

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

Employment Type	Site Area (hectares)					
	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
B1a: Offices	3.16	3.09	1.90	1.73	2.44	10.72
B1b: Research & Development	0.88	0.88	0.00	0.02	0.02	0.02
B1c: Light Industry	7.03	4.75	3.30	3.36	8.76	10.80
B1: Mixed Uses	21.69	12.15	5.54	4.77	5.38	5.48
B2: General Industry	4.57	4.53	4.41	3.16	20.43	3.25
B8: Storage & Distribution	10.47	9.92	2.98	6.11	63.45	62.89
Total	47.80	35.32	18.13	19.15	100.48	93.16

4.14 B2 and B8 comprise the largest elements of available floorspace. The increase in B8 land available is due to 51ha becoming available at Kind Edward VII Hospital within the South Downs National Park. The increase in B2 land available is due to 17ha becoming available at Rolls Royce, Westhampnett.

4 . Monitoring Policy Performance

Indicator BD4

Total amount of floorspace for 'town centre uses'

Table 4.5 Completed retail, office and leisure development 2012-2013 (Source: WSCC)

Land Designation	Gross Floorspace (sqm)	Net Floorspace (sqm)	Site Area (Ha)
Town Centre			
A1: Retailing	797	350	0.09
A2: Financial/Professional Services	0	0	0
B1a: Offices	231	231	0.04
D2: Leisure	0	0	0
Town Centre Total	1,028	581	0.13
Built Up Area			
A1: Retailing	404	404	0.36
A2: Financial/Professional Services	0	0	0
B1a: Offices	120	120	0.01
D2: Leisure	0	0	0
Built Up Area Total	524	524	0.37
Peripheral to Built Up Area			
A1: Retailing	0	0	0
A2: Financial/Professional Services	0	0	0
B1a: Offices	0	0	0
D2: Leisure	0	0	0
Built Up Area Total	0	0	0
Outside Built Up Area			
A1: Retailing	284	256	0.03
B1a: Offices	925	925	0.42
Outside Built Up Area Total	1,209	1,181	0.45
Chichester District Total	2,761	2,286	0.95

4 . Monitoring Policy Performance

4.15 Table 4.5 shows that of the completed gross retail, offices and leisure development in Chichester District, 37.2 % was within town centre areas in 2012-13.

4.16 Compared to 2011-12, there has been a eight fold increase in the gross floorspace completed for 'town centre uses'.

4.17 Gross floorspace completed outside the Built Up Area, has halved in comparison with 2011-12 (the decrease in net floorspace was of a similar scale).

4 . Monitoring Policy Performance

Housing and Neighbourhoods

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

4.18 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

4.19 The District housing requirement, as set out in the South East Plan, is 9,600 net dwellings between 2006-2026, or 480 new dwellings per year.

4.20 The South East Plan, which previously set the housing requirement for Chichester District over the period 2006-2026, has been revoked and no longer forms part of the development plan. The Chichester District Local Plan 1999 provides for housing only up to 2006. The Council is preparing a new Local Plan (the Chichester Local Plan Key Policies) to cover those parts of the District outside the South Downs National Park. The draft Chichester Local Plan Key Policies document contains a housing requirement for the period 2012-2029. The South Downs National Park Authority is preparing its own separate development plan to include a housing requirement for the National Park area.

4.21 Although the draft Chichester Local Plan Key Policies has been subject to preferred approach public consultation, it has not yet been submitted for examination. As the South East Plan is the most recently examined plan that contains a housing requirement for Chichester District, it is considered that the South East Plan target currently remains the most appropriate basis for assessing five year supply. This approach has been established through recent planning appeals.⁽¹⁾

Table 4.6 Net additional dwellings completed 2006-2013 (Source: CDC/WSCC)

Period	Chichester District Total
2006-2007	366
2007-2008	439
2008-2009	593
2009-2010	320
2010-2011	429

¹ Park Farm, Selsey (PINS Ref: APP/L3815/A/12/2179845/NWF & SY/11/04954/OUT) and Maudlin Nursery, Westhampnett (PINS Ref: APP/L3815/A/12/2188243/NWF & WH/12/02360/OUT)

4 . Monitoring Policy Performance

Period	Chichester District Total
2011-2012	353
2012-2013	299
Total 2006-2013	2,799
Average 2006-2013	400

4.22 Table 4.6 shows that total completions for the District fell short of the housing requirement for the period 2006-2013 of 3,360 net dwellings (480 x 7 years).

4.23 The 299 net dwelling completions for 2012-13 did not meet the South East Plan annual requirement.

Indicator H2c and H2d

Net additional dwellings in future years and managed delivery target

4.24 A Housing Implementation Strategy (HIS) has been published to accompany the Chichester Local Plan: Key Policies setting out the Council's approach to managing housing delivery in the Chichester Plan Area over the period to 2029. The HIS includes a housing trajectory which compares projected future housing supply against the draft Local Plan targets. The Housing Implementation Strategy can be found at www.chichester.gov.uk/studies

Indicator - National Indicator 159

Five year supply of deliverable housing sites

4.25 The requirement to maintain a five year supply of deliverable sites is set out in the NPPF. Table 4.7 summarises the five year housing land supply for Chichester District over the period 2014-2019. The full report on Chichester District Council's Five Year Housing Land Supply 2014-2019 , published October 2013 can be found at: <http://www.chichester.gov.uk/index.cfm?articleid=7664>

Table 4.7 Housing Requirement (net dwellings) 2014-2019 (Source: CDC/WSCC)

	Chichester District
South East Plan housing requirement 2014-2019	2,400
Shortfall against South East Plan housing requirement 2006-2013	561
Projected shortfall against South East Plan requirement 2013-2014	141

4 . Monitoring Policy Performance

	Chichester District
Adjusted housing requirement 2014-2019	3,102
Additional 20% buffer	620
Total housing requirement 2014-2019	3,722

Table 4.8 Projected Housing Supply (net dwellings) 2014-2019 (Source: CDC/WSCC)

Period	Chichester District
2014-2015	517
2015-2016	692
2016-2017	573
2017-2018	532
2018-2019	452
Total 2014-2019	2,766

4.26 The total number of net additional dwellings that are considered deliverable is expressed as a percentage of the planned housing provision (in net additional dwellings) for the five year period 1 April 2014 to 31 March 2019.

Table 4.9 Projected shortfall/surplus in net dwellings 2014-2019 (Source: CDC/WSCC)

	Chichester District
Total housing requirement 2014-2019	3,722
Total projected supply of deliverable housing 2014-2019	2,766
Percentage of required housing target 2014-2019	74.3%
Projected shortfall/surplus in dwellings	956 (shortfall)

4.27 The assessment of housing land supply for the period 2014-2019 shows a five year housing supply shortfall of 956 net dwellings for Chichester District as a whole (including the area within the South Downs National Park), measured against the district housing requirement previously set in the South East Plan.

4.28 In response to the continuing housing supply shortfall, the Council has adopted an Interim Policy Statement on housing titled 'Facilitating Appropriate Development (FAD)'. The FAD lists interim policy criteria that will be used by the Council to assess planning applications for housing development outside existing Settlement Policy Areas. The intention is to encourage new housing to come forward to address the five year housing shortfall in the period before adoption of a new Local Plan.

4 . Monitoring Policy Performance

Indicator H3

New and converted dwellings on Previously Developed Land (PDL)

Table 4.10 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
2006-2007	452	200	44.2	252	55.8
2007-2008	518	164	31.7	354	68.3
2008-2009	643	119	18.5	524	81.5
2009-2010	372	25	6.7	347	93.3
2010-2011	483	125	25.9	358	74.1
2011-2012	394	96	24.4	298	75.6
2012-2013	386	58	15.0	328	85.0
Average	464	112.4	24.2%	351.6	75.8%

4.29 Table 4.10 shows in 2012-2013, 85% of gross housing completions were on PDL sites, an improvement on 2011-2012. Over the seven year period 2006-2013 an average of 75.8% of gross housing completions were on PDL.

4.30 In June 2010, the Government amended the definition of Previously Developed Land to exclude private residential garden land. Therefore, for the years 2010-2013 housing completions on such sites have been categorised as greenfield development.

4.31 A range of large and small sites contributed to PDL completions over the year 2011-2012. The housing developments at Graylingwell and Rousillon Barracks in Chichester will continue to contribute to PDL completions over the next few years.

Indicator H4

Net additional Gypsy and Traveller pitches

4.32 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.

4 . Monitoring Policy Performance

4.33 The Chichester Local Plan: Key Policies will identify targets derived from the Coastal West Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (Phase 1), published April 2013. The estimated pitch provision required for Gypsies and Travellers in the next 15 years is 59 pitches. Further details can be found in the report on the Council's website: <http://www.chichester.gov.uk/studies>.

Table 4.11 Net additional pitches (Gypsy & Traveller) 2012-13 (Source: CDC)

New pitches completed	3
Existing pitches lost as a result of development or closure	0
Net additional pitches	3

4.34 No planning applications were permitted for Gypsy and Traveller pitches during the 2012-13 monitoring period.

4.35 Two planning applications were granted on appeal during the 2012-13 monitoring period in relation to Gypsy and Traveller pitches:

Table 4.12 Gypsy & Traveller pitches - Planning Appeals Allowed 2012-2013 (Source: CDC)

Application Number	Site	Appeal Decision	Proposal
CH/12/00458/COU	Plot J – Pond Farm, Newells Lane, West Ashling	Allowed 13/03/2013	Stationing of 1 no. mobile home for occupation by gypsies and travellers (as defined by Circular 01/2006) for a temporary period of five years.
SB/12/02077/FUL	Land lying to the east of Nutbourne Park, Main Road, Nutbourne	Allowed 24/03/13	Stationing of 2 no. Mobile homes for occupation by gypsies and travellers (as defined by Circular 01/2006) for a temporary period of five years.

Indicator H5

Gross affordable housing completions

4.36 The Council has an adopted target of 150 new affordable dwellings for the year 2012-2013.

4.37 The information on affordable and private sector housing completions is provided by West Sussex County Council, who visit all sites during the summer months and estimate completion dates.

4 . Monitoring Policy Performance

4.38 The figures differ to those used by Chichester District Council's Housing Investment Team, who base their completions data on completed affordable housing units at the date on which they become available for occupation.

4.39 These figures are used in Housing Strategy Statistical returns to the Government. Both sets of completions figures are compared annually, so that over the longer term they equate.

Table 4.13 Gross Affordable Housing Completions 2012-13 (Source: WSCC)

	Affordable Rented	Intermediate	Rural Exception Sites	Total Affordable Housing (Gross)
Gross Affordable Housing Completions	50	1	15	66
% of Total Completions (Gross)	13%	0.3%	3.9%	17.1%

4.40 Gross affordable housing completions (built units) in 2012-2013 totalled 66 dwellings, representing 17.1% of total gross housing completions. This is a decrease compared to affordable housing completions in the previous year.

4.41 The number of gross affordable completions in 2012-2013 fell short of the Council's 150 dwellings target.

4.42 The majority of affordable housing built in 2012-2013 was provided in association with private sector housing via a planning obligation in a S106 agreement, in accordance with the Council's Interim Statement on planning for affordable housing.

Table 4.14 Gross Affordable Housing Completions as a Percentage of Total Housing Completions 2006-2013 (Source: WSCC)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Total Completions (Gross)	452	518	643	372	483	394	386
Affordable Completions (Gross)	126	140	211	75	135	112	66
Percentage (%)	27.9	27.0	32.8	20.2	28.0	28.4	17.1

4.43 The low delivery of market site continues to contribute to the restricted supply of affordable home and the affordable housing target of 150 new homes has not been reached. In developing a new housing strategy for the period 2015-18 the affordable housing target has been reviewed to reflect the level of housing that can realistically be delivered through the Chichester Local Plan.

4 . Monitoring Policy Performance

4.44 The delivery of affordable housing is now directly linked to the delivery of market housing and there is a presumption that no government grant will be available to deliver affordable housing on market sites. Taking account of market conditions and projected delivery over the next 5 years, a new minimum target of 550 affordable homes to be delivered on market sites through the Chichester Local Plan has been set over the strategy period, with an additional 150 affordable homes to be delivered through a new housing delivery partnership, utilising registered provider assets and council funds.

Indicator - Local output indicator

Dwelling completions by size

Table 4.15 Breakdown of House/Bungalow and Number of Bedrooms 2012-13 (Source: WSCC)

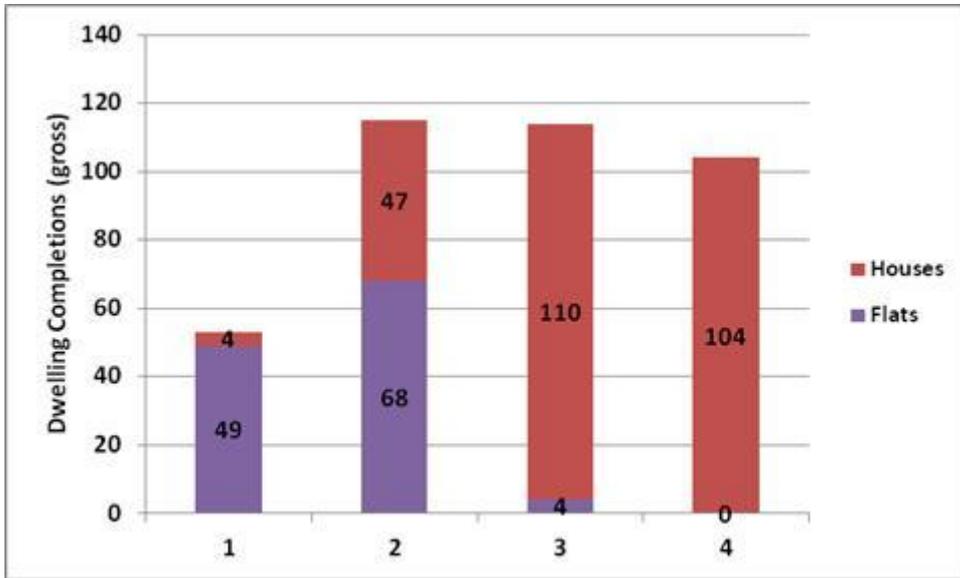
Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Total House/Bungalow Completions (Gross)	4	47	110	104	265
Percentage of House/Bungalow Completions (%)	1.5	17.7	41.5	39.2	100%
Percentage of Total Completions (%)	1.0	12.2	28.5	26.9	68.7%

Table 4.16 Breakdown of Flat/Maisonette and Number of Bedrooms 2012-13 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Total Flat/Maisonette Completions (Gross)	49	68	4	0	121
Percentage of Flat/Maisonette Completions (%)	40.5	56.2	3.3	0.0	100%
Percentage of Total Completions (%)	12.7	17.6	1.0	0.0	31.3%

4 . Monitoring Policy Performance

Figure 4.3 Gross dwelling completions by type and size 2012-2013



4 . Monitoring Policy Performance

Environment

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

Indicator E1

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

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

4.47 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 2012 and 31 March 2013.

Water Quality

4.48 The Environment Agency objected to five planning applications in the District on the grounds of water quality during 2012-13. However, additional information provided during the application process meant that the EA removed their objections to four of the applications prior to permission being granted. The remaining application was withdrawn.

Flood Risk

4.49 One application was objected to on flood risk grounds. Additional information provided during the application process meant that the EA removed their objection prior to permission being granted.

Indicator E2

Change in areas of biodiversity importance

4.50 Monitoring of change in areas of biodiversity importance by the Council is supported by the work of the Sussex Biodiversity Record Centre (SBRC). The District Biodiversity Report prepared by the SBRC is available on the Council's website at <http://www.chichester.gov.uk/stats>. This information will continue to be reviewed annually to identify any changes in priority habitats and species, and any change in designated areas.

4.51 The tables in Figures 5.4 and 5.5 provide a measure of the impact that permitted planning applications during the 2012-2013 monitoring period had on designated sites and habitats within the District.

4 . Monitoring Policy Performance

4.52 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.

4.53 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 4.4 Statistical breakdown of planning applications with code of commencement within designated sites and habitats in Chichester District between 1st April 2012 and 31st March 2013 (Source: SBRC)

Chichester District area (ha)		81187.3	Area of planning applications with code of commencement 2012/2013 (ha)		14.5	(86 applications)		
West Sussex area (ha)		202361.6	% of Chichester infringed by planning applications		0.02			
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	0.0	0
	Special Area of Conservation (SAC)	3667.8	1.8	3186.1	3.9	0.0	0.0	0
	Special Protection Area (SPA)	3745.5	1.9	3086.7	3.8	0.0	0.0	0
National	Area of Outstanding Natural Beauty (AONB)	25957.8	12.8	5959.5	7.3	1.8	0.0	9
	National Nature Reserve (NNR)	221.8	0.1	221.8	0.3	0.0	0.0	0
	National Park	81247.9	40.1	54613.7	67.3	3.5	0.0	26
	Site of Special Scientific Interest (SSSI)	8310.7	4.1	5682.1	7.0	0.0	0.0	0
Local	Country Park	320.5	0.2	88.7	0.1	0.0	0.0	0
	Local Nature Reserve (LNR)	2044.3	1.0	1516.3	1.9	0.0	0.0	0
	Notable Road Verge	136.1	0.1	77.2	0.1	0.0	0.0	0
	Local Geological Site (LGS)	1573.9	0.8	828.2	1.0	0.0	0.0	0
	Site of Nature Conservation Importance (SNCI)	10569.1	5.2	4643.4	5.7	0.01	0.0	2
Reserve / Property	Environmental Stewardship Agreement *	73483.9	36.3	33290.4	41.0	0.03	0.0	5
	National Trust	5107.6	2.5	2371.2	2.9	0.0	0.0	0
	RSPB Reserve	559.8	0.3	85.5	0.1	0.0	0.0	0
	Sussex Wildlife Trust Reserve	742.5	0.4	606.2	0.7	0.0	0.0	0
	Woodland Trust	67.9	0.0	15.0	0.0	0.0	0.0	0

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

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 04/11/13. 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 4.5 Statistical breakdown of planning applications with code of commencement within designated habitats in Chichester District between 1st April 2012 and 31st March 2013 (Source: SBRC)

Chichester District area (ha)	81187.3	Area of planning applications with code of commencement 2012/2013 (ha)		14.5	(86 applications)		
West Sussex area (ha)	202361.6	% of Chichester infringed by planning applications		0.02			
Habitat *	Area of habitat in West Sussex (ha)	% of West Sussex	Area of habitat in Chichester (ha)	% of Chichester	Area of habitat in Chichester infringed by planning applications (ha)	% of habitat in Chichester infringed by planning applications	Number of planning applications within or abutting habitat
Ancient woodland	21370.2	10.6	10557.8	13.0	0.01	0.00	1
Coastal & floodplain grazing marsh	4388.8	2.2	1346.2	1.7	0.0	0.00	0
Coastal salt marsh	357.0	0.2	329.3	0.4	0.0	0.00	0
Coastal sand dunes	31.5	0.0	20.9	0.0	0.0	0.00	0
Coastal vegetated shingle	76.8	0.0	24.3	0.0	0.0	0.00	0
Deciduous woodland	21692.0	10.7	10990.4	13.5	1.8	0.02	4
Ghyll woodland	1992.7	1.0	0.0	0.0	0.0	0.00	0
Intertidal chalk	0.0	0.0	0.0	0.0	0.0	0.00	0
Intertidal mudflat	1758.9	0.9	1479.9	1.8	0.0	0.00	0
Lowland calcareous grassland	2736.0	1.4	1032.8	1.3	0.0	0.00	0
Lowland dry acid grassland	20.3	0.0	20.3	0.0	0.0	0.00	0
Lowland fen	194.7	0.1	54.9	0.1	0.0	0.00	0
Lowland heathland	1499.4	0.7	1024.5	1.3	0.0	0.00	0
Lowland meadow	20.3	0.0	7.5	0.0	0.0	0.00	0
Maritime cliff and slope	0.0	0.0	0.0	0.0	0.0	0.00	0
Reedbed	60.1	0.0	39.0	0.0	0.0	0.00	0
Traditional orchard	200.0	0.1	95.4	0.1	0.0	0.00	0

Other #	Number of records in West Sussex	Number of records in Chichester	Number of records within a 500m buffer of planning applications
Protected species	9503	3463	263
Bats	6266	2797	297
Notable birds #	41875	21581	1463
Biodiversity Action Plan species	54790	26777	2900
Rare species	36153	18070	1988
Invasive alien species	5169	1872	181
Black poplar	16	8	0
Ancient Tree Hunt (ATH) records	1004	338	37
Tree Register (TROBI) records	378	201	15
Saline lagoon	10	7	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. 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). # Protected species does not include bat, bird, badger or otter records. Rare and BAP species does not include bat, bird or otter 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.

Indicator (Local)

Condition of Sites of Special Scientific Interest in Chichester District

4.54 The SBRC monitor the condition of Sites of Special Scientific Interest (SSSI). The pie charts in Figures 5.6 and 5.7 enable comparisons between District and County SSSI.

4.55 In Chichester District, 53% of the 217 designated SSSI are considered to be in a favourable condition. The remaining 47% are considered to be in an unfavourable condition.

4.56 Of the SSSI categorised as unfavourable, 6 sites are considered to be declining, compared to 94 sites that are categorised as recovering. A further 2 sites have no change to their unfavourable condition.

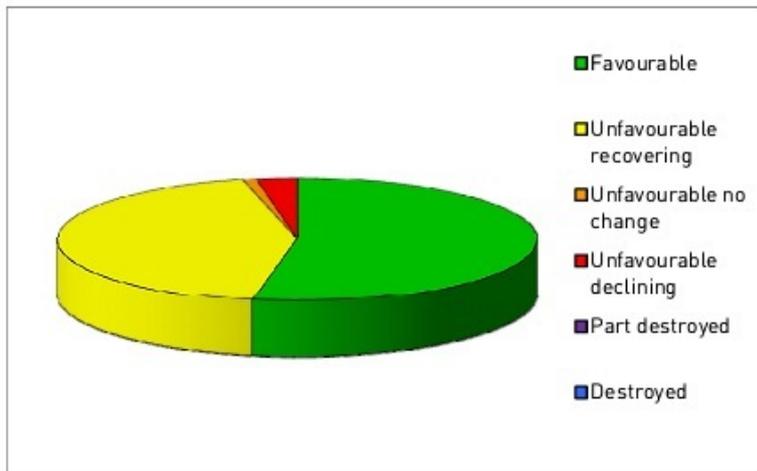
4.57 Opportunities offered through the planning system as a consequence of nearby development to maintain and enhance the condition of SSSI should be used to continue the recovery process.

4 . Monitoring Policy Performance

4.58 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 4.6 Chichester District SSSI Unit Condition (Source: SBRC)

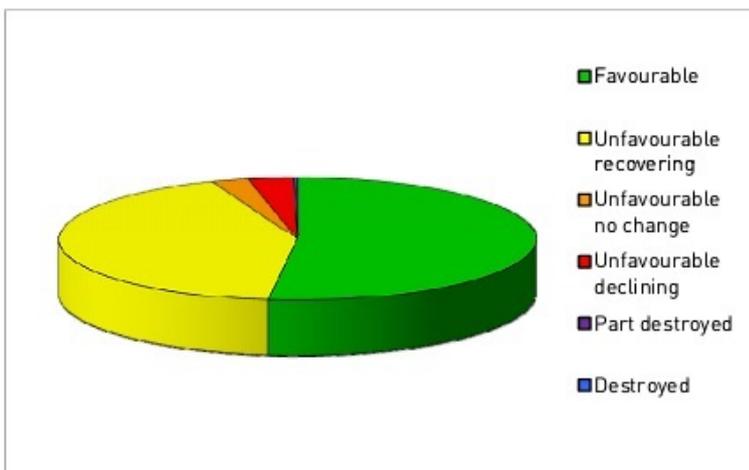
SSSI Units in Chichester District



Condition	No. of Units	% of Units
Favourable	115	53.0
Unfavourable recovering	94	43.3
Unfavourable no change	2	0.9
Unfavourable declining	6	2.8
Part destroyed	0	0.0
Destroyed	0	0.0
Total no. of units	217	

Figure 4.7 West Sussex SSSI Unit Condition (Source: SBRC)

SSSI Units in West Sussex



Condition	No. of Units	% of Units
Favourable	186	52.0
Unfavourable recovering	151	42.2
Unfavourable no change	9	2.5
Unfavourable declining	11	3.1
Part destroyed	0	0.0
Destroyed	1	0.3
Total no. of units	358	

5 . Development Management

Planning Applications

5.1 On 1 April 2011 the South Downs National Park Authority became the local planning authority for the area of the South Downs National Park. As a result, the data contained in this section **does not include** planning applications made within the area of Chichester District covered by the South Downs National Park.

Table 5.1 Planning applications 2011-2013 (Source: CDC)

	Total Applications	Approved	%	Refused	%	Withdrawn	%	Never Valid	%
2011-2012	1,964	1,353	68.89%	279	14.21%	98	4.99%	234	11.91%
2012-2013	1,819	1,265	69.54%	269	14.79%	99	5.44%	186	10.23%

5.2 The total number of planning applications determined in Chichester District decreased by 7.4 % from 2011-12 to 2012-13.

Table 5.2 Planning applications decided within the 8 and 13 week target 2011-2013 (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	
2011-2012	25	16	64%	322	180	56%	1,081	783	72%	1,428
2012-2013	31	13	42%	307	121	39%	989	543	55%	1,327

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

5.3 The percentage of major applications determined within 13 weeks was lower than in the previous monitoring year, not meeting the national target of 60%. The percentage of minor and other applications determined within 8 weeks was also lower than in 2011-12, meaning the national targets of 65% and 80% were not met.

5.4 It should be noted that this data 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.

Planning Appeals

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

Table 5.3 Planning appeal decisions 2011-2013 (Source: CDC)

Appeal decisions	Allowed		Dismissed/Upheld		Withdrawn		Part Allowed/Dismissed		Total
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	
2011/2012	35	33%	57	54%	8	8%	5	5%	105
2012/2013	24	28%	58	67%	4	5%	1	1%	87

Planning Obligations

5.6 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.

5.7 Infrastructure is typically delivered through planning obligations secured via Section 106 (S106) agreements. Between 1 April 2012 and 31 March 201, fifteen S106 agreements were signed. Table 6.4 shows the financial contributions due against these agreements.

Table 5.4 Financial contributions secured via S106 agreements 2012-2013 (Source: CDC)

To Chichester District Council	Payments Due
CCTV	£0.00
Public Art	£50,726.00
Recycling	£0.00
Leisure	£90,283.00
Community Facilities	£290,135.00
Affordable Housing	£109,400.00
Public Open Space	£68,160.00
Chichester Harbour SPA	£15,000.00
Eco Mitigation	£4,000.00

5 . Development Management

To Chichester District Council	Payments Due
Total	£627,704.00
To West Sussex County Council	Payments Due
Sustainable Transport	£0.00
Highways	£5,150.00
Total Access Demand (TAD)	£208,770.00
Education	£258,712.00
Civic Amenity	£2,383.00
Libraries	£19,719.00
Total	£494,734.00
All Financial Contributions Total	£1,122,438.00

5.8 The total amount of £1,122,438 secured through S106 agreements comprises the financial contributions from the ten developments granted planning permission shown in Table 6.5

Table 5.5 S106 agreements with financial contributions 2012-2013 (Source: CDC)

Site	Development	Financial Contribution
Land at Chichester Yacht Basin, Birdham	Redevelopment of marina (part)	£16,410.00
The Regnum Club 45A South Street, Chichester	9 dwellings	£54,913.00
The Heritage, Winden Avenue, Chichester	36 dwellings	£168,959.00
Former Depot Site Piggery Hall Lane, East Wittering	17 dwellings (rural exception site)	£5,150.00
Northmark, Foxbridge Drive, Hunston	18 dwellings	£175,718.00
Hunters Rest, Lavant Road	23 dwellings	£173,786.00
Park Farm Park Lane, Selsey	50 dwellings	£146,556.00
Windmill Park, Halnaker, Boxgrove	31 dwellings	£45,400.00
Former RAF Tangmere	11 dwellings	£64,010.00
Land at Kingsmead Avenue, Chichester	43 dwellings	£271,536.00

5 . Development Management

5.9 There were also four S106 agreements with non-financial contributions that were granted planning permission, as listed in Table 6.6.

Table 5.6 S106 agreements with non-financial contributions only 2012-2013 (Source: CDC)

Site	Development
Sessions House, Selsey	5 dwellings
Land At The Corner Of Broyle Road,Chichester	72 bedroom care home
Foxleigh Farm, Kirdford	Replacement building
Kings Copse, Loxwood	Replacement dwelling
April Cottage Care Home, Selsey	1 dwelling

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.

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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.

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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.

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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.

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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.

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