

Chichester District Council



Local Development Framework

Annual Monitoring Report 2008-2009

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Introduction

This is the fifth Annual Monitoring Report of the Local Development Framework for Chichester District Council. The Planning and Compulsory Purchase Act 2004 requires every local planning authority to produce an Annual Monitoring Report for submission to Government each year. It has been produced taking account of the guidance in Planning Policy Statement 12: Local Spatial Planning (PPS12) and the ODPM Publication 'Local Development Framework Monitoring: A Good Practice Guide', as well as Department for Communities and Local Government publication 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. Feedback received from the Government Office for the South East has also been considered.

Monitoring and review are crucial to the successful delivery of Local Development Frameworks. Legislation requires that implementation of the Local Development Scheme is reviewed, along with a reflection as to the extent to which policies set out within Local Development Documents and saved Local Plan policies are being used. The report will be a vehicle to not only record patterns of change, but also to consider whether further action is needed in the light of that assessment. The Annual Monitoring Report will be the main mechanism for assessing the framework's performance and effects.

This Annual Monitoring Report assesses the progress in the preparation of the Chichester District Local Development Framework for the period of 2008-9 through the measurement of a range of indicators.

Executive Summary

This fifth Annual Monitoring Report for the Chichester District Local Development Framework (LDF) reflects that no formal milestones for the Core Strategy were relevant for the period 2008-2009.

Indicators are included within this report where the data is available. Results for these indicators will be reported on an annual basis. Data collection for some indicators is still in its infancy and additional work will be undertaken to ensure that sufficient monitoring and collation systems are in place.

Awareness of the LDF process continued to be raised both internally and externally with the public and our partners over the last year.

Acknowledgement

The Council would like to thank all those who have contributed to this Annual Monitoring Report – in particular West Sussex County Council, South East England Statistics, Sussex Biodiversity Record Centre, the Environment Agency and the Office for National Statistics.

Spatial Context

Chichester District is situated on the western edge of West Sussex. It borders Districts in Hampshire (Havant and East Hampshire) and in Surrey (Waverley), as well as in West Sussex (Arun and Horsham). The District covers over 800 square kilometres, stretching from Selsey in the south, to the southern edge of Haslemere (Surrey) in the north.

The administrative centre of the District is the historic city of Chichester, which was founded by the Romans soon after their invasion of Britain in AD43. In the north of the District lie the historic market towns of Midhurst and Petworth.

The major transport links run east-west along the A27 and rail corridors, through Chichester to Portsmouth and Southampton to the west and London and Gatwick Airport, via Worthing and Brighton, to the east. A number of relatively large villages, including Fishbourne, Southbourne and Tangmere lie within this transport corridor. The A3 road link also lies to the west of the District, along with a rail link to London.

The District also includes over fifty smaller villages and hamlets.

The District includes two major protected landscape areas:

- South Downs National Park (Designated 31st March 2009) which includes 64% of the District's total area
- Chichester Harbour Area of Outstanding Natural Beauty which includes 10.5% of the District's total area.

On 31st March 2009 Environment Secretary Hilary Benn MP announced the South Downs area would be a designated National Park. It is expected that the park will be formally created in 2011.

There are also a significant number of other designated sites, protected primarily because of their wildlife, geological, archaeological or historical value.

According to the mid-2008 population estimates, the resident population of Chichester District was 110,500. Of this 48% of the residents were male and 52% were female. Chichester District has an older population when compared to the South East & England as a whole, with 27.8% of the resident population in Chichester District of 65 years plus, compared to 19.9% for the South East and 19.1% for England.

Key Issues facing the District

Key Issues facing the Chichester District have been recognised and can be summarised as follows:

▪ Economy and Business

Although there are a number of high profile national and internationally renowned businesses, the district economy is characterised by having a high number of small businesses. Of the more than 5,500 businesses in the area, over 86% employ less than 10 people. Given this and the rural nature of the district, this profile brings many challenges in terms of support and development.

▪ Beautiful Towns and Countryside

With nearly three quarters of the District covered by two Areas of Outstanding Natural Beauty – Chichester Harbour and the Sussex Downs - the rural areas and the coast are seen by local people and visitors as being visually distinctive and of major importance to the quality of life in the district. The district is abundant with wildlife and has an exceptional range of habitats and species - 11% is ancient woodland.

▪ Managing a Changing Environment

It is clear that the quality of the local environment is very important and deserves protection not only for its overall distinctive character, but also for the special sites and buildings that contribute so much. The development needs of the community will have to be accommodated, and it is vitally important that new strategies and policies, and decisions on individual proposals, achieve a sensitive balance that protects environmental quality.

▪ Health

Although Chichester District is a relatively affluent area, there are geographical pockets of deprivation with significant differences in life expectancy and quality of life. Marked differences in causes of premature death also exist between men and women.

Housing can impact upon health with the most extreme examples of poor health amongst the homeless. One in seven older people in Chichester have concerns about keeping warm in winter, which is especially relevant in some wards with high levels of fuel poverty in the District.

- **Housing**

The district has some of the most attractive homes and neighbourhoods in the county and the region and is one of the key reasons for people moving here. Demand for homes from both within the district and further afield has made us one of the most expensive areas to live in outside of London, but without the equivalent levels of income and earnings. Much of the in-migration tends to come from two discrete sources: families from Hampshire looking for detached character properties and those looking to relocate from the wider London area, often as part of pre-retirement or retirement plans.

More recently there has also been an increase in the number of temporary residents coming to the area either as a result of accessing higher education or seasonal work from migrant workers. These latter groups tend to seek accommodation in the lower cost private rented sector where competition for accommodation is already fierce from existing households and where standards are generally lower. Within Chichester City the two further and higher education establishments have identified the shortage of student accommodation as a key issue in their ability to recruit students.

- **Traffic Congestion and Wastewater**

Congestion around Chichester and on the A27 is having an impact on business transport costs and the congestion is likely to increase until the proposed improvements to the A27 are completed. In addition to this, the congestion on the other main arterial routes, especially in the summer months, impacts on local people, visitors and businesses.

There are concerns over the wastewater capacity in the south of the district due to treatment works feeding into Chichester Harbour. Further investigation is being undertaken into the A27 and wastewater issues.

Linkages with other strategies and documents.

The Sustainable Community Strategy

Chichester in Partnership is the Local Strategic Partnership (LSP) for the Chichester District. It is an umbrella body bringing together a wide range of organisations from the public, private, voluntary and community sectors. The LSP is a non statutory partnership i.e. they do not have any legal basis to specifically undertake services.

The LSP exists to ensure that different organisations talk to each other and coordinate their work for the benefit of the local area, as well as develop the Sustainable Community Strategy for the area.

Sustainable Community Strategies are documents which set out a shared long term vision for an area, focusing on outcomes to be achieved. The local Government Act 2000 places a duty on local authorities to prepare a Sustainable Community Strategy which should be developed and implemented by a Local Strategic Partnership, and engage and involve local communities.

Since 2003, Chichester in Partnership has published a number of Sustainable Community Strategies that reflected the issues at that time. However, plans need to adapt to changing needs and circumstances and be capable of tackling the emerging issues and challenges facing the District.

From May 2008 a full consultation took place with the public and partners on both the Sustainable Community Strategy and the LDF .

As well as a public survey in Initiatives magazine, a number of different consultation events were held, including:

- Thematic groups with partners and local organisations
- Local issues were discussed with parish councillors through the 6 local community forums
- Public focus groups were held in a number of different areas across the district
- A detailed questionnaire went out to the Citizens Panel
- One to one meetings were held with the partners and statutory organisations.

In conjunction with the consultation, data and statistical evidence on the district and its wards was collated and analysed to ensure that these documents are well evidenced and give an accurate picture of the district.

This was all done to ensure that the strategy reflects the needs and aims of all the partners and the community. Many local partners, such as the Police, health organisations, and West Sussex County Council have also been involved in producing this document and it will influence their plans for the next twenty years.

The new Sustainable Community Strategy has now been published. The Strategy sets out the vision and objectives over a longer timeframe, looking ahead to plan for the future of the District from 2008 to 2026. Chichester in Partnership will now develop action plans for the priorities in the Sustainable Community Strategy in order to ensure that our long-term vision is achieved.

Sustainability Appraisal

The Planning and Compulsory Purchase Act 2004 requires that Local Development Documents be subjected to a sustainability appraisal (SA). The main purpose of this is to appraise the social, environmental and economic effects of different options, so that decisions will be made in accordance with the objectives of sustainable development. LDF Documents are also required to be subject to a Strategic Environmental Assessment (SEA) – this is focussed primarily on environmental effects whilst the Sustainability Appraisal relates in the main to sustainability related effects.

The effects of LDF policies on the Sustainability Appraisal objectives will be assessed in the Annual Monitoring Report where appropriate – this covers the scope of both the Sustainability Appraisal and the Strategic Environmental Assessment.

Review of the Local Development Scheme

The Local Development Scheme sets out a programme for the production of Local Development Documents that will be included in the Chichester District Local Development Framework.

The original Local Development Scheme was submitted to Government in November 2004. The Local Development Scheme was revised in January 2006, December 2007 then again in December 2008. The project plan for the December 2008 Scheme, as seen out in the earlier Core Strategy section, set out that there would be evidence gathering & continuous community involvement from April 2008 onwards, it also stated that the Sustainability Scoping Report would be produced and consulted on in June/July 2008, this took place as set out. Consideration was then programmed on the content of the document at the end of September 2008, followed by a Preferred Strategy consultation in April/May 2009. The consultation was postponed with a press release detailing A27 and wastewater issues.

Progress on specific Documents is detailed below:

Statement of Community Involvement

The Statement of Community Involvement (SCI) demonstrates how we intend to strengthen community involvement and provide an open and inclusive approach to planning. This will provide the opportunity for more people to have their say and to get involved in influencing how their communities are planned and developed.

The Council formally adopted its SCI on 25th July 2006.

All LDF documents have been produced in accordance with the SCI and equality monitoring has been conducted during all periods of consultation. In line with many other local authorities, consideration is currently being given to reviewing the Statement of Community Involvement. This is likely to take place during the year 2009 – 2010.

Core Strategy DPD

During 2008 the Council was, as set out in the Local Development Scheme December 2007, evidence gathering on the Core Strategy and working towards the production of an Issues and Options consultation in October/November 2008. Changes to the regulations occurred in the summer of 2008 which changed the production process of the Local Development Scheme. The Council did not consult in 2008, however revised its Local Development Scheme, which was approved by the Government Office in December 2008.

The December 2008 Local Development Scheme timetabled gathering & continuous community involvement from April 2008 onwards, it also set out that the Sustainability Scoping Report would be produced and consulted on in June/July 2008, this took place as set out. Consideration was then programmed on the content of the document at the end of September 2008, followed by a Preferred Strategy consultation in April/May 2009. The consultation was postponed with a press release detailing A27 and wastewater issues.

Following setbacks with its previous Core Strategy in 2007, the Council had been preparing evidence to support a new Core Strategy, which it hoped would be available for consultation in the Spring 2008. However, the latest discussions with two key statutory advisors – the Highways Agency and the Environment Agency – cast doubts over the timescale.

Delays to the long awaited improvements to the A27 Chichester Bypass meant that there was no guarantee that the works would be carried out in the Council's plan period. It was believed that the Highways Agency would not be in a position to support proposals for developments due to the impact on the A27 Bypass.

The Environment Agency also advised that there was a limit to the amount of treated sewage discharged into Chichester Harbour. The limit is close to being reached, further developments that discharge treated water into the Harbour would potentially put it at risk.

General Progress

The Local Development Framework Panel continues to meet on a monthly basis and comprises the Leader of the Council as Chairman of the Panel, the Portfolio Holder for Planning and up to eight other Councillors. The broad objectives of this panel are as follows:

To advise the Executive Board on the Local Development Framework and in particular on:

- The best means of community involvement
- The Core Strategy
- The major issues to be addressed via the Local Development Documents
- The approach to creating sustainable communities
- The response to representations

Funding has been received from Government in the form of the Housing Planning Delivery Grant.

Technical Background Documents

Technical background information on the LDF and the various documents that are produced is provided through a number of specialist studies. Background documents commenced, completed or ongoing during 2008-09 are as follows:

- Strategic Flood Risk Assessment
- Strategic Housing Market Assessment
- Strategic Housing Land Availability Assessment
- Employment Land Review
- Infrastructure Position Statements

Each of these will provide valuable information that will influence the Core Strategy and later Development Plan Documents.

Equality Impact Assessments

Chichester District Council, like all local authorities, is obliged to undertake Equality Impact Assessments on services or policies & strategies to assess the effects that this may have on people from different diversity groups in the community. Equality

Impact Assessments will be undertaken for relevant Local Development Framework documents as the process continues.

REVISED TIMETABLE FOR THE PRODUCTION OF LDF DOCUMENTS

2007/2008

	2007											2008		
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
Core Strategy DPD*														
North East Chichester City SPD														
Southern Gateway SPD														

2008/2009

	2008											2009		
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
Core Strategy DPD*														
North East Chichester City SPD			Adopt											
Southern Gateway SPD			Adopt											
Archaeology SPD									Adopt					

2009/2010

	2009											2010		
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
Core Strategy DPD														
Delivering Development Opportunities DPD														
Infrastructure SPD														

2010/2011

	2010											2011		
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
Core Strategy DPD														
Delivering Development Opportunities DPD														
Infrastructure SPD														

2010/2011

	2011											2012		
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
Core Strategy DPD														
Delivering Development Opportunities DPD														
Infrastructure SPD														

* Sustainable Community Strategy being developed at the same time - will be adopted in late 2008

Key

	Evidence Gathering on Core Strategy & Sustainable Community Strategy		SUB	Submission of DPD & Final Sustainability Appraisal
	Evidence Gathering on Core Strategy			Consultation on Submitted LDD
	Consultation on Sustainability Appraisal Scoping Report			Deposit for Additional Housing Sites (if required)
	Formal 6 weeks consultation on Issues and Options		PEM	Expected Date for Pre-Hearing Meeting (if required)
	For DPD: Consultation on Preferred Options & on Full Sustainability Appraisal			Expected Date for Hearing on Submitted LDD
	For SCI: Pre-Submission Consultation		IR	Expected Date for Receipt of Inspector's Report
	For SPD: Consultation on Draft and on Sustainability Appraisal		Adopt	Adopt LDD and add to LDF

Monitoring Policy Effectiveness

Local Development Frameworks and associated sustainability appraisals should develop clear targets and indicators as a means of ensuring effective policy implementation, monitoring and review. Policy targets should be used to assess whether the local development framework is performing as required. If not, the Annual Monitoring Report will explain the reasons for this and the steps that are necessary to address these concerns.

As the Chichester District Local Development Framework is still under preparation, this Annual Monitoring Report gives an overview of some of the key policies from the existing Local Plan, which are still being used frequently. Existing development plan documents will be “saved” under the terms of the Planning & Compulsory Purchase Act 2004, until they are replaced by a Local Development Document or requested to be saved by the Secretary of State.

It is apparent that a number of existing Local Plan policies are used more often than others in the determination of planning applications. List of policies that are used most often based on anecdotal evidence from Development Management officers:

Rural Environment

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
RE11A	Horticultural Development: Areas for Horticultural Development
RE11B	Horticultural Development Elsewhere
RE12	Rural Diversification
RE14	Conversions in the Rural Area
RE15	Major Institutions
RE17	Community Facilities in the Rural Area
RE19	Removal of Agricultural Workers Dwelling Conditions
RE21	Safeguarding Existing Travelling Showpeople’s Sites
RE23	Safeguarding Existing Gypsy Sites
RE28	Historic Parks and Gardens
RE29	Telecommunications Development

Coastal Environment

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
C10	Access for Coast Protection and Sea Defence Works
C11	Harsh Marine Environment Setback Line
C12	Coastal Path

Built Environment

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

Transport

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

Housing

H1	Dwelling Requirement
H3	Polluted Sites
H4	Size and Density of Dwellings
H5	Open Space Requirements
H6	Maintenance of Open Space
H8	Social and Low Cost Housing in Settlement Policy Areas
H9	Social Housing in the Rural Area
H10	Loss of Dwellings
H11	Residential Caravans
H12	Replacement Dwellings and Extensions in the Rural Area

Business, Industry & Warehousing

B1	Floorspace Provision
B5	Rural Area – New Build and Extension
B6	Redevelopment of Authorised Uses
B8	Safeguarding Business Floorspace
B9	Airport Related Development

Shopping

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

Recreation

R2	Provision of Facilities in Rural Area
R3	Existing and Allocated Open Space
R4	Public Rights of Way and Other Paths
R5	Chichester Canal and Wey & Arun Canal
R6	Equestrian Facilities
R8	Noisy Sports

Tourism

T1	Accommodation and Facilities
T3	Provision in Rural Areas
T4	Provision in Areas of Outstanding Natural Beauty
T6	Occupancy Periods for Holiday Accommodation
T7	Touring Caravans and Tented Camping
T9	Change of Use from Touring to Static Holiday Caravan Sites
T10	Winter Storage of Touring Units

The success of planning policies is also tested at planning appeals.

The outcome of appeals against refusals of planning permission decided between 1st April 2008 and 31st March 2009 were analysed to provide information on the support given by Planning Inspectors to policies in the current Local Plan.

A total of 124 appeals were decided of which 61.23% were dismissed, 31.63% were allowed, 6.12% were withdrawn, and 1.02% part allowed/dismissed.

Of the 32 allowed appeals there were few which had significant implications. The majority of appeals related to relatively minor matters such as minor domestic applications, variations of conditions and works to trees subject to preservation orders or within conservation areas.

Of the more significant decisions, one related to residential development comprising of 19 one and two bedroom flats, and 31 two and three bedroom houses totalling 50 dwellings. This was based on the land north side of Clay Lane, Fishbourne. The inspector accepted the main issues surrounding this appeal were:

- 1) 'the effect of the proposed development on the character of the area having regard to prevailing local and national planning policies.'
- 2) 'Whether the proposed development complies with the sustainability requirements of local and national planning policies.'

The inspector concludes that 'in the absence of any significant harm to the rural character' and the fact that Fishbourne is classified as having 'medium sustainability is outweighed by the shortage of housing provision' he also states that 'although technically at odds with development plan policies, the proposed development would not, in my view, conflict significantly with the overriding aims of those policies.'

Other appeals of particular interest include the changing of use of a stables to holiday accommodation and for a small/office studio within class B1 (a) or for handicrafts and associated works. Both uses accord with Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7), policy LOC2 of the West Sussex

Structure Plan 2001-2016 and paragraph 159 of the Chichester District Local Plan – First Review all of which indicate that in the countryside conversions for employment, tourism or recreational use will generally be preferred to conversions for residential use.

The inspector examined the living conditions of the appeal and notes 'The appeal site experiences traffic noise, but there are other residential properties nearby and equally close to the A272, as is not uncommon in rural/village locations. Similarly some rural/village dwellings have little outside amenity space and although the Council considers the space in front of the stables inadequate, it does not refer to indicative standards or to a development plan or other policy that clearly relates to the living standards of residential occupants. Thus, although not ideal, the stables is not unsuitable for permanent residential accommodation and, in terms of living standards, appears to accord with the development plan policies drawn to my attention'.

An appeal was allowed for the erection of 23 dwellings and associated access at land at 30 The Avenue, Hambrook. In relation to environmental impact the inspector acknowledges that 'the appeal site, with the exception of the house and garden of no.30, is greenfield land, although I note that the stables, unused glasshouses and a mobile home. However, national planning policy does not rule out greenfield sites, especially when insufficient previously developed land (PDL) sites are available to make up the five year housing supply. The proposed density, at 31 dwellings, would not conflict with PPS3'.

In terms of the effect of the proposed development on the character and appearance of the area the inspector is of the view that 'although the appeal site is mainly located within the Chichester-Emsworth Strategic Gap, it is, in my judgement, a degraded part of the urban fringe. It is largely enclosed by mature trees which, together with appropriate buffer planting the reserved matters stage, would effectively screen the impact of the proposal from the open countryside. Moreover, the proposal would not bring about coalescence of Hambrook with any other settlement or harm its distinctiveness or amenity. In my judgement, none of the aims of this strategic gap would be compromised by the proposed development'.

Core Output Indicators

Authorities are required to monitor a set of Local Development Framework Core Output Indicators as defined by the ODPM (now DCLG) in October 2005. A revised set of indicators was produced in 2008 (*Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008*). This revised set replaces the *Core Output Indicators for Regional Planning (March 2005)*, *Local Development Framework Core Output Indicators Update 1/2005 (October 2005)* and Table 4.4. and Annex B of the *Local Development Framework Monitoring: A Good Practice Guide (March 2005)*. As a consistent data source, the findings from these

indicators can be used by regional planning bodies to build up a regional picture of spatial planning performance to inform the preparation of their annual monitoring report.

Core output indicators were designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection across the regional and local levels covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy.

Core Output Indicators are split under the following themes:

- Business Development and Town Centres
- Housing
- Environmental Quality
- Minerals (for Mineral Planning Authorities and Regional Planning Boards only)
- Waste (for Waste Planning Authorities and Regional Planning Boards only)

Results for these indicators will be reported on an annual basis. Data sources for all indicators are variable and include Chichester District Council, West Sussex County Council, South East England Statistics (SEESTATS) and the Environment Agency. Systems and methodologies are in place for some of the indicators, although there are certain indicators that do not have existing stringent recording methodologies at present. Processes will be implemented to ensure that such indicators can be reflected in future Annual Monitoring Reports, where required.

BUSINESS DEVELOPMENT AND TOWN CENTRES

BD1 Total Amount of additional floorspace – by type
BD2 Total Amount of employment floorspace on previously developed land – by type
BD3 Employment land available – by type
BD4 Total amount of floorspace for 'town centre uses'.

Indicator BD1: Total Amount of additional floorspace – by type

Purpose: To show the amount and type of completed employment floorspace (gross and net).

Definition: Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

Net additional employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Floorspace is completed when it is available for use and includes extensions made to existing floorspace, where identified through the development management process.

Floorspace should be measured in 'gross internal' square metres (m²). 'Gross internal' floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g. toilets but excludes internal walls.

Employment floorspace type is defined by Use Class Orders B1 (a), B1(b), B1(c), B2 and B8.

Findings:

Employment Type	Floorspace (Gross) (sq.m.)	Floorspace (Net) (sq.m)
Previously Developed Land		
B1a: Offices	1051	945
B1 c: Light Industry	694	395
B2: General Industry	1761	711
B8: Storage and Distribution	5569	1064
Completed Floorspace on Previously Developed Land	9075 90%	3115 90%
Land Not Previously Developed		
B1a: Offices	157	157
B1: Mixed Uses	578	578
B8: Storage and Distribution	258	258
Completed Floorspace on Land Not Previously Developed	993 10%	993 10%
Total Employment Floorspace Completed in Chichester District	10068	4108

Indicator BD2: Total amount of employment floorspace on previously developed land – by type

Purpose: To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).

Definition: The definition for employment floorspace (gross) and type is provided in indicator BD1. This indicator should only count that employment floorspace of the total gross identified in BD1, which is on PDL. The amount of employment floorspace on PDL should also be expressed as a percentage. Previously-developed land is defined in Annex 3 of PPS3 (November 2006); Previously developed land is that which is or was occupied by a permanent structure, including the cartilage of the developed land and any associated fixed surface infrastructure.

The definition includes defence buildings, but excludes:

- *Land that is or has been occupied by agricultural or forestry buildings.*
- *Land that has been developed for minerals extraction or waste disposal for landfill purposes where provision for restoration has been made through development control procedures.*
- *Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.*

- 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 (to the extent that it can reasonably be considered as part of the natural surroundings).

The percentage of gross employment floorspace on Previously Developed Land is 90%

Indicator BD3: Employment land available – by type

Purpose: To show the amount and type of employment land available.

Definition: Land available should include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i).

This should include sites which may be under construction but are not yet completed or available for use in the reporting year. Land should be measured in hectares. Employment land and uses are defined as Use Class Order B1 (a), B1 (b), B1 (c), B2 and B8.

Employment Type	Gross Floorspace (m²)	Net Floorspace (m²)	Site Area (Ha)
B1 a: Offices	16577	13768	3.09
B1b: Research & Development	8790	4290	0.88
B1c: Light Industry	16385	15485	4.75
B1: Mixed Uses	25201	14051	12.15
B2: General Industry	10762	10762	4.53
B8: Storage & Distribution	24758	22349	9.92
Total	102473	80705	35.33

Indicator BD4: Total amount of floorspace for 'town centre uses'.

Purpose: To show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

Definition: Completed floorspace for town centre uses should be shown within (i) town centre areas as defined by LPAs through their Development Plan Documents (these should be set out on their proposals map) and (ii) within the local authority area. The definition for gross internal floorspace (gross and net) is provided in BD1.

For the purpose of this indicator, town centre uses are defined as Use Class Orders A1, A2, B1a and D2. B1a development entered in part (ii) of this question should match that entered in BD1. Where development is for UCO A1 the amount (m²) of net tradable floorspace of the total gross internal floorspace should be provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage) and should be initially captured through the standard planning application form.

Town Centre Uses	Gross Floorspace (m2)	Net Floorspace (m2)	Site Area (Ha)
Town Centre			
In Built Up Area			
Previous Developed Land			
A1: Retailing	6212	2494	6.23
B1a: Offices	252	252	0.04
D2:Leisure	60	60	0.01
Total for PDL in built up area	6524	2806	6.28
Land not previously developed			
A1:Retailing	395	395	0.26
B1a:Offices	157	157	0.24
Total for land not previously developed	552	552	0.5
Outside Built Up Area			
PDL			
A1:Retailing	380	176	0.037
B1a:Offices	799	693	0.38
Total for PDL in built up area	1179	869	0.417
Total for outside built up area	1731	1421	0.917
Total for Chichester	8255	4227	7.197

HOUSING

H1: Plan period and housing targets
H2(a): Net additional dwellings – in previous years
H2(b): Net additional dwellings – for the reporting year
H2(c): Net additional dwellings – in future years
H2(d): Managed delivery target
H3: New and converted dwellings – on previously developed land
H4: Net additional pitches (Gypsy and Traveller)
H5: Gross affordable housing completions
H6: Housing Quality – Building for Life Assessments

Findings

Indicator H1: Plan period and housing targets

Purpose: To show the planned housing period and provision

Definition: This should identify the source of the housing target used in the housing trajectory and the total amount of housing planned to be delivered over the period. Where there is more than one plan applying across the housing trajectory, details should also be provided as H1(b). Paragraph 5 of PINS guidance on Demonstrating a 5 Year Supply of Deliverable Sites provides details on identifying the appropriate plan and housing provision figures.

Findings:

H1) 2009 – 2026 South East Plan 8160 (480 per year)

Indicator H2(a): Net additional dwellings – in previous years

Purpose: To show recent levels of housing delivery.

Definition: See H2(b) definition. Figures should be provided annually for the previous five year period or since the start of the relevant plan period, whichever is the longer.

Findings:

Period	Net additional dwellings excluding completions on 'exceptions' housing sites	Net additional dwellings including completions on 'exceptions' housing sites
Mid-2001 to Mid 2002	423	427
Mid-2002 to Mid 2003	260	260
Mid-2003 to 31st March 2004	467	467
1st April 2004 to 31st March 2005	451	457
1st April 2005 to 31st March 2006	482	482
1st April 2006 to 31st March 2007	351	366
1st April 2007 to 31st March 2008	426	439
1st April 2008 to 31st March 2009	593	599
TOTAL	3453	3497

H2(b): Net additional dwellings – for the reporting year

Purpose: To show levels of housing delivery for the reporting year.

Definition: The following definitions reflect consistently with those used in Communities and Local Government Housing Flows Reconciliation Return and joint return with Communities and Local Government on net additional dwellings (for some regions). 'Net additional dwellings' are calculated as new build completions, minus demolitions, plus any gains or losses through change of use and conversions. A dwelling is completed when it is available for use. A dwellings is defined (in line the with the 2001 Census definition) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a

household's accommodation are behind a single door which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self contained household spaces at the same address.

Ancillary dwellings (e.g. such as former 'granny annexes') should be included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there is no conditional restrictions on occupancy.

Communal establishments are not counted in overall housing supply i.e. establishments providing managed residential accommodation. These cover university and college student accommodation (including self-contained flats clustered into units with 4 to 6 bedrooms), hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons.

Non permanent (or 'temporary') dwellings are included if they are the occupant's main residence and council tax is payable on them as a main residence. These include caravans, mobile homes, converted railways carriages and houseboats. Permanent Gypsy and Traveller pitches should also be counted if they are, or likely to become, the occupants' main residence and council tax is, or will be, liable on the pitch as a main residence.

Findings:

Net additional dwellings for the period 1st April 2008 to 31st March 2009: 593 (excluding completions on 'exceptions' sites) and 6 (including completions on 'exceptions' sites).

H2(c): Net additional dwellings – in future years.

Purpose: To show likely future levels of housing delivery

Definition: This aspect of the trajectory should illustrate the level of net additional housing expected to come forward over at least a 15 year period or up to the end of the plan period, whichever is the longer.

The first of the forward looking 15 year period is known as the current monitoring year. This year will be halfway through before the AMR is submitted. The expected number of dwellings likely to be completed in this year should be identified and should take account any net additional dwellings that have already been recorded.

The 5 year period starting after the current monitoring year should set out the net additional dwellings expected to come forward each year over the period, from ready to develop sites identified as part of the plan’s approach to housing.

This information should be accompanied by the (i) area (in hectares) and (ii) the annualised plan target applying to each of the five years. Part of this information is needed to calculate National Indicator 159 and will be used to calculate the element of Housing Planning Delivery Grant relating to the 5 year supply of deliverable sites. The remaining period of the 15 year trajectory should identify the net additional dwellings expected to come forward each year, from developable sites and (where appropriate) broad locations identified as part of the plan’s approach to housing.

Findings:

Year	Predicted net additional dwellings
2009-10	474
2010-2011	450
2011-2012	654
2012-2013	716
2013-2014	443
2014-15	381
Total	3118

H2(d): Managed delivery target.

Purpose: To show how likely levels of future housing are expected to come forward taking into account the previous years performance.

Definition: The net additional dwellings expected to come forward each year over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document (see definition for indicator H1). This should take into account the previous delivery of net additional dwellings since the start of the plan period (identified in indicator H2). The managed line should not be presented as an annualised average but as a meaningful reflection of how housing is expected to come forward over the remaining plan period taking into account the identification and provision of deliverable sites and any other influences on housing delivery including market trends. Where the minimum 15 years of the forward trajectory include years beyond the end of the current plan period the managed line should continue to then reflect meeting that plan’s relevant planned provision having regard to the same factors.

Findings:

As required under Planning Policy Statement 3: Housing, published November 2006, the Five Year Housing Land Supply Document demonstrates the extent to which commitments on future development sites identified contribute to a rolling supply of deliverable land for housing in Chichester District.

Figures as at H2 (c) reflect those shown in the 1st April 2009 to 31st March 2014 five year supply document that meet the delivery criteria of PPS3 sites being available suitable and achievable within the five year period.

H3: New and converted dwellings – on previously developed land.

Rationale: To show the number of gross new dwellings being built upon previously developed land (PDL).

Definition: This indicator should report only those gross completions (new build dwellings plus gains from change of use and conversions) on PDL as a total of all gross completions. See BD2 for previously developed land definition. The amount of total housing on PDL should also be expressed as a percentage.

Findings:

Excluding H4/H6

	Greenfield		Brownfield		Total
	Units	% of total	Units	% of total	
Mid 2001-mid 2002	139	26	395	74	534
Mid 2002-mid 2003	64	21.7	231	78.3	295
Mid 2003 - 31st March 2004	154	27.5	406	72.5	560
1st April 2004 to 31st March 2005	172	33.9	336	66.1	508
1st April 2005 to 31st March 2006	215	37.5	359	62.5	574
1st April 2006 to 31st March 2007	185	42.3	252	57.7	437
1st April 2007 to 31st March 2008	151	29.9	354	70.1	505
1st April 2008 to 31st March 2009	119	18.5	524	81.5	643
Total mid 2001 to 31st March 2009	1199	29.6	2857	70.4	4056

H4: Net additional pitches (Gypsy and Traveller).

Purpose: To show the number of Gypsy and Traveller pitches delivered.

Definition: A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan. Transit and permanent pitches should be identified separately. Only authorised pitches should be counted. Pitches are considered completed when they are available for use. Please note that permanent Gypsy and Traveller pitches are also counted as part of the overall net additional dwellings (see indicator H2 (b) definition) if they are, or likely to become, the occupant's main residence and council tax is, or will be, liable on the pitch as a main residence.

Findings:

There were four permitted planning applications during the period of 1st April 2008 to 31st March 2009 in relation to Gypsy and Traveller pitches. This comprised of two applications at West Ashling Road and Land South of Tower View Nursery for use as settled Gypsy accommodation, totalling six mobile homes, six touring caravans and six utility blocks.

H5: Gross affordable housing completions.

Rationale: To show affordable housing delivery.

Definition: Total supply of social rent housing and intermediate housing. As set out in PPS3 (Planning Policy Statement 3), "The Government defines affordable housing as including social-rented and intermediate housing". Note this can include permanent pitches on Gypsy and Traveller sites owned and managed by local authorities or registered social landlords. PPS3 specifies further:

Social-rented housing – Rented housing owned by local authorities and registered social landlords for which guideline target rents are determined through the national rent regime, set out in the 'Guide to Social Rent Reforms' published in March 2001. Also rented housing owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or funded with grant from the Housing Corporation, as provided for in the Housing Act 2004.

Intermediate housing – Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents). Affordable housing is measured in gross terms i.e. the number of dwellings completed, through new build, acquisitions and conversions. This does not take account of losses through sales of affordable housing and demolitions.

Findings:

Year	Local Authority	Housing Association	H6 Exception Sites	Key Worker	All Social Housing Sites	Private	Total Housing Completions	Social Housing as a % of total completions by District by year
2001-02	0	164	4	6	174	364	538	32.3%
2002-03	0	27	0	0	27	268	295	9.2%
2003-04	0	104	0	6	110	450	560	19.6%
2004-05	0	89	6	0	95	419	514	18.5%
2005-06	0	126	0	0	126	448	574	22.0%
2006-07	0	111	15	0	126	326	452	27.9%
2007-08	0	127	13	0	140	378	518	27.0%
2008-09	0	205	6	0	211	432	643	32.8%
2001 - 2009	0	953	38	12	1009	3085	4094	24.6%

Note: Information for all years up to and including 2002-03 relates to mid-year periods. Information for 2003-04 relates to the period from mid-2003 to 31st March 2004. Information for all years from 2004-05 onwards relates to financial years (i.e. 1st April to 31st March).

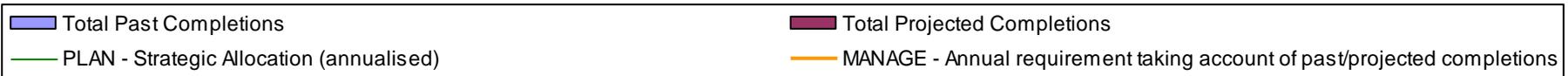
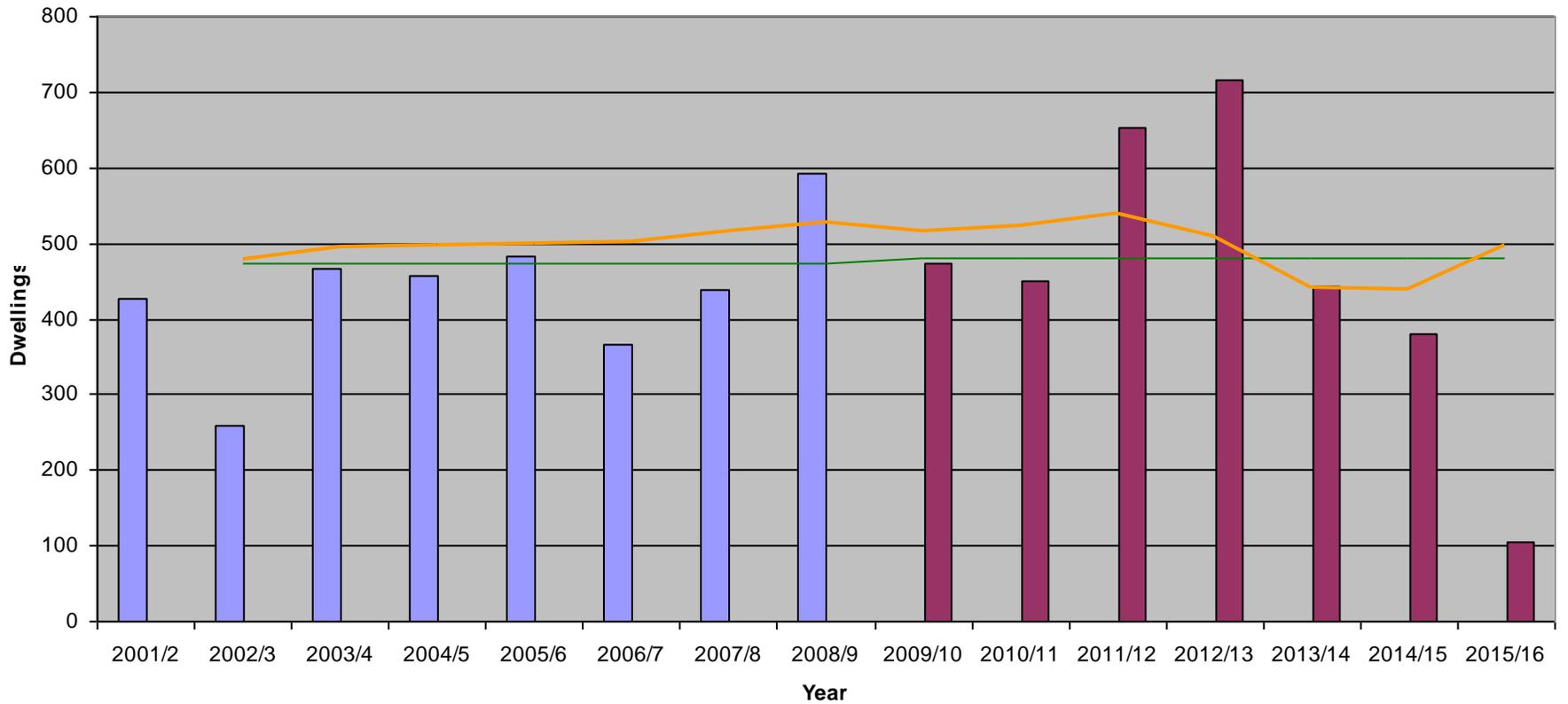
H6: Housing Quality – Building for Life Assessments.

Purpose: To show the level of quality in new housing development.

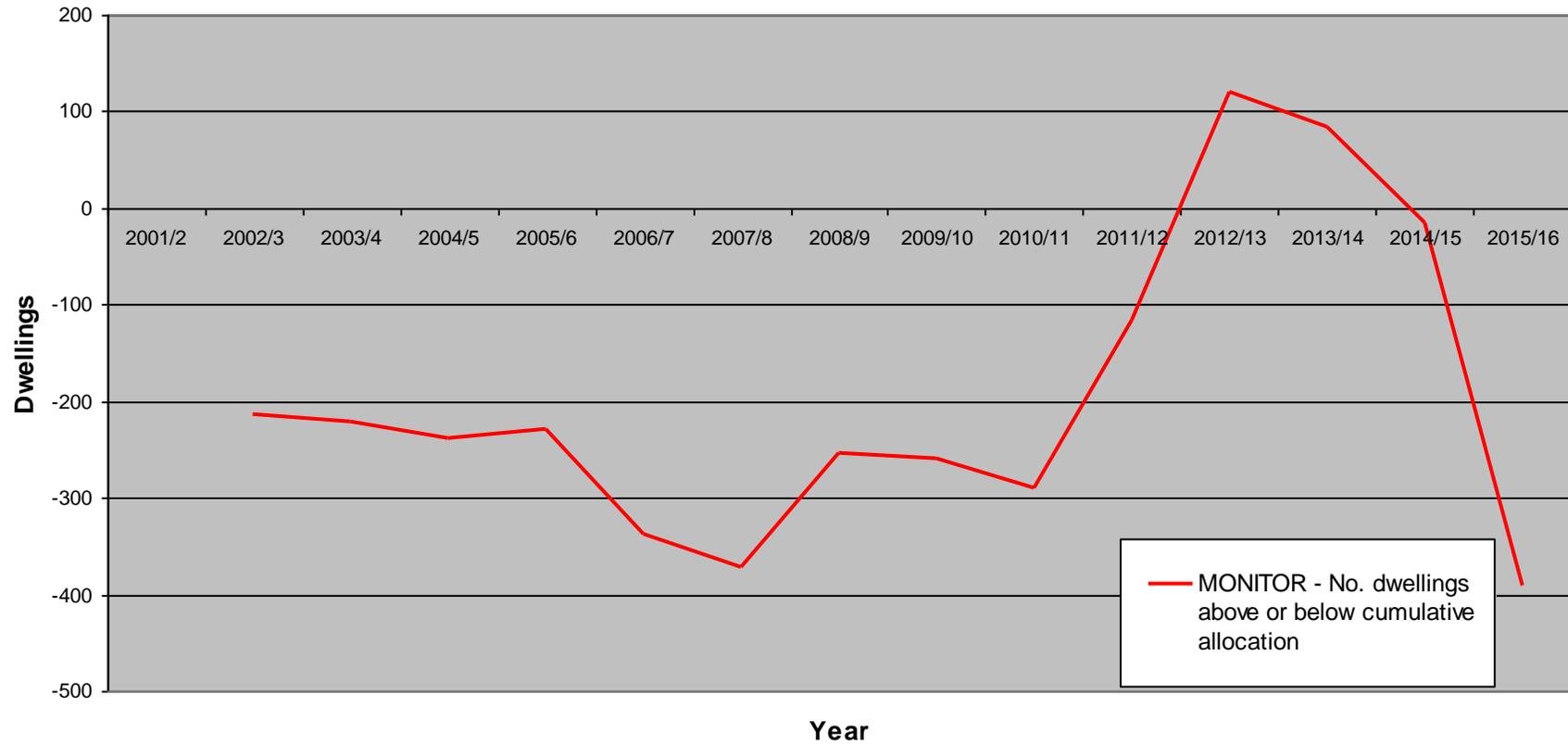
Definition: The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria. A housing site should only be included where it involves at least at least 10 new dwellings that have been completed (available for use). This should include phases of large development where they meet the same requirements and are to be counted within the same reporting year as net additional completions.

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites	119	51	141	137	188	153	138	76							
Past Completions - Unallocated Sites	308	209	326	320	294	213	301	517							
Projections - Allocated Sites									23	23	66	52	0	0	0
Projections - Unallocated Sites									451	427	588	664	443	381	105
Total Past Completions	427	260	467	457	482	366	439	593							
Total Projected Completions									474	450	654	716	443	381	105
Cumulative Completions		260	727	1184	1666	2032	2471	3064	3538	3988	4642	5358	5801	6182	6287
PLAN - Strategic Allocation (annualised)		474	474	474	474	474	474	474	480	480	480	480	480	480	480
MONITOR - No. dwellings above or below cumulative allocation		-214	-221	-238	-230	-338	-373	-254	-260	-290	-116	120	83	-16	-391
MANAGE - Annual requirement taking account of past/projected completions		477	494	496	499	501	516	526	516	523	538	509	440	439	496

Trajectory



Monitor



Findings:

Building For Life Assessments are not currently undertaken within the authority. However, process will be investigated to ensure that this can be included in future annual monitoring reports.

ENVIRONMENTAL QUALITY

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

E2: Change in areas of biodiversity importance.

E3: Renewable energy generation

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Purpose: To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and (ii) adversely affect water quality.

Definition: Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk and water quality grounds. This should only include unresolved objections from the Environment Agency.

Finding:

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 1st April 2008 and 31st March 2009.

E2: Change in areas of biodiversity importance.

Purpose: To show losses or additions to biodiversity habitat.

Definition: Areas of biodiversity importance should be recognised in the Development Plan (RSS and DPD) for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. This should include Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and other local sites. A list of common terms for 'local sites' can be seen in Annex A of Local Sites, Guidance on their Identification, Selection and Management (Defra).

Findings:

Chichester District area (ha)	81406.93
West Sussex area (ha)	203023.85
Area of planning applications with code of commencement 2008/2009 (ha) Extracted from Residential Land Availability Survey.	12.24 (82 sites)
% 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 designation / reserve
Inter-national	Ramsar	3767.61	1.86	3107.30	3.82	0.00	0.00	0
	Special Area of Conservation (SAC)	3210.48	1.58	3210.13	3.94	0.00	0.00	0
	Special Protection Area (SPA)	3789.21	1.87	3128.79	3.84	0.00	0.00	0
National	Area of Outstanding Natural Beauty (AONB)	99999.25	49.25	56691.69	69.64	3.85	0.005	33
	Chichester Harbour	5986.70	2.95	5986.70	7.35	1.03	0.001	10
	South Downs	74009.49	36.45	50700.75	62.28	2.81	0.003	23
	High Weald	19998.60	9.85	0.00	0.00	0.00	0.00	0
	National Nature Reserve (NNR)	221.75	0.11	221.75	0.27	0.00	0.00	0
	Site of Special Scientific Interest (SSSI)	8451.90	4.16	5821.33	7.15	0.001	0.00	1
Local	Country Park (CP)	320.51	0.16	88.65	0.11	0.00	0.00	0
	Local Nature Reserve (LNR)	2028.49	1.00	1520.24	1.87	0.00	0.00	0
	Regionally Important Geological Site (RIGS)	1634.72	0.81	1068.26	1.31	0.00	0.00	0
	Site of Nature Conservation Importance (SNCI)	9943.60	4.90	4059.33	4.99	0.00	0.00	0
Reserve / Property	Environmental Stewardship Agreements *	57445.25	28.29	27328.68	33.57	0.09	0.0001	5
	National Trust	4925.98	2.43	2230.40	2.74	0.00	0.00	0
	RSPB Reserve	551.68	0.27	77.29	0.09	0.00	0.00	0
	Sussex Wildlife Trust Reserve	721.27	0.36	575.90	0.71	0.00	0.00	0
	Woodland Trust	67.93	0.03	15.03	0.02	0.00	0.00	0

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

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 10/11/09. Note that designated sites may overlap therefore the totals shown in the designated site table do not necessarily reflect the total percentage of Horsham covered by designated sites. Please inform us if you believe the data shown to be inaccurate. For explanations of the different wildlife site designations please email:

Chichester District area (ha)	81406.93						
West Sussex area (ha)	203023.85						
Area of planning applications with code of commencement 2008/2009 (ha) Extracted from Residential Land Availability Survey.	12.24	(82 sites)					
% 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 habitat
Ancient woodland	18413.58	9.07	8919.07	10.96	0.00	0.00	0
Broadleaf woodland **	22890.82	11.27	12056.69	14.81	0.08	0.0001	2
Ghyll woodland	1992.83	0.98	0.00	0.00	0.00	0.00	0
Grassland	7304.13	3.60	2842.17	3.49	0.003	0.000003	1
Acid neutral	5.51	0.00	5.51	0.01	0.00	0.00	0
Lowland acid	895.27	0.44	504.30	0.62	0.00	0.00	0
Lowland calcareous & acid	66.83	0.03	0.00	0.00	0.00	0.00	0
Lowland calcareous	3654.96	1.80	1345.64	1.65	0.00	0.00	0
Lowland meadow	2679.39	1.32	954.54	1.21	0.003	0.000004	1
Lowland meadow & calcareous	2.17	0.001	2.17	0.00	0.00	0.00	0
Grazing marsh	4126.47	2.03	1180.46	1.45	0.00	0.00	0
Heathland	1575.10	0.78	1091.69	1.34	0.00	0.00	0
Notable road verge	135.71	0.07	77.72	0.10	0.00	0.00	0
Reedbed/fen	89.19	0.04	43.26	0.05	0.00	0.00	0
Vegetated shingle	70.68	0.03	28.44	0.03	0.00	0.00	0
Wet woodland	1123.38	0.55	420.29	0.52	0.00	0.00	0
Wood pasture and parkland	7887.74	3.88	3085.56	3.77	0.19	0.0002	4
Other	Number of records in West Sussex		Number of records in Chichester		Number of records within a 500m buffer of planning applications		
Protected species †	4503		1814		154		
Rare species †	14474		7314		451		
Biodiversity Action Plan species †	56192		32222		904		
Invasive alien species †	2582		933		96		
Black poplar	12		8		1		
Ancient/veteran trees	1047		507		36		
Saline lagoon	10		7		3		
Marine SNCI	13		5		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.

** Overlaps with some ancient woodland sites.

† Protected Species Register, Rare Species Inventory, BAP Species and Invasive Alien records are labelled so that only one record per species per grid reference gets flagged up. This will usually be the most up to date record.

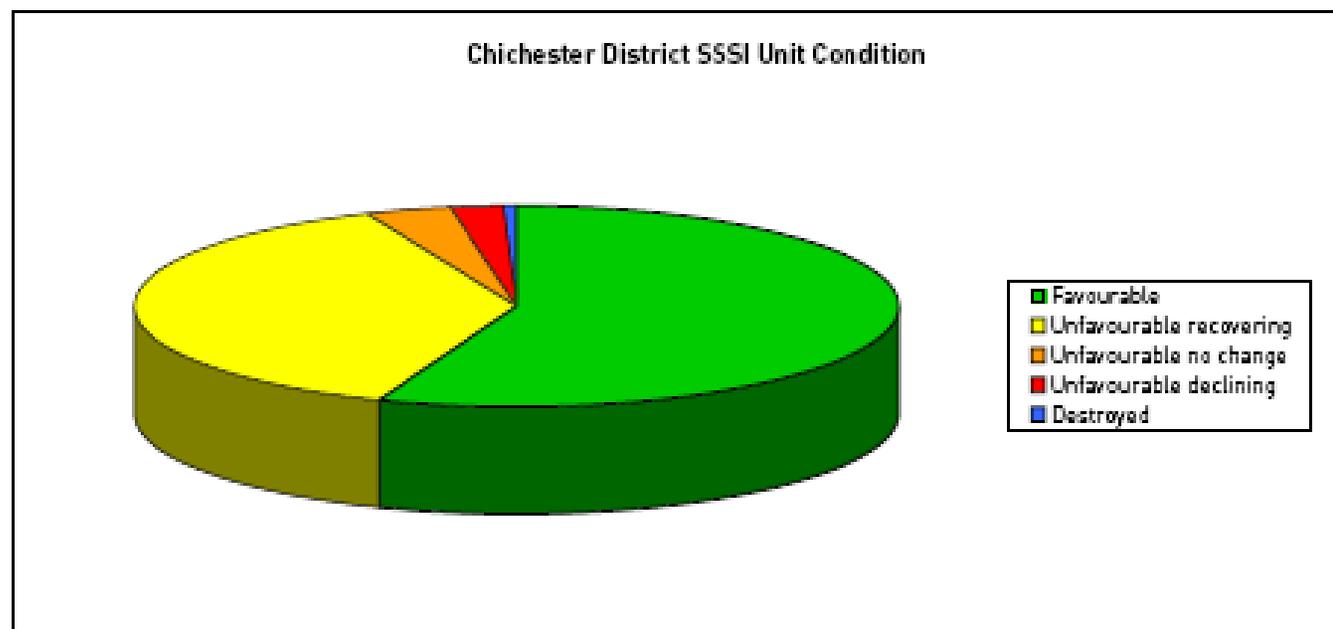
Chichester District SSSI Unit Condition

SSSI Units in Chichester District = 220

Condition	No of Units	% of Units
Favourable	123	55.91
Unfavourable recovering	83	37.73
Unfavourable no change	8	3.64
Unfavourable declining	5	2.27
Destroyed	1	0.45



*Based on information derived from the Natural England SSSI GIS dataset
Prepared on 26/11/2009



Renewable Energy generation

Rationale: To show the amount of renewable energy generation by installed capacity and type.

Definition: PPS22 Renewable Energy expects regional spatial strategies to include a target for energy capacity in the region and for this target to be expressed as the minimum amount of installed capacity for renewable energy in the region.

Installed capacity should be reported for (a) renewable energy developments / installations granted planning permission and (b) completed renewable energy developments / installations.

Installed capacity is the amount of generation the renewable energy development / installation is capable of producing. See <http://www.restats.org.uk/methodologies.htm> Only on-shore renewable energy developments / installations should be reported. This does not include any developments / installations permitted by a general development order. Installed capacity should be reported in megawatts and reported in line with the current BERR classifications listed below.

Electricity generation:

- *Wind: onshore*
- *Solar photovoltaic*
- *Hydro*
- *The following categories of biomass:*
 - *landfill gas*
 - *sewage sludge digestion*
 - *municipal (and industrial solid waste combustion*
 - *co-firing of biomass with fossil fuels*
 - *animal biomass*
 - *plant biomass*

See Digest of UK Energy Statistics 2008

www.berr.gov.uk/energy/statistics/publications/dukes/page45537.html

Where renewable energy technologies are aggregated in reporting, the aggregation should allow for comparison with the Renewable Energy Statistics database supported by the Department for Business, Enterprise and Regulatory Reform (see www.restats.org.uk)

Findings:

SEE-STATS have stated that their sub-regional data partner for East & West Sussex in the last financial year, ECSC, did not submit any data concerning new renewable electricity installations in the Chichester DC area. Additionally, the only recorded existing project was a single domestic micro wind turbine (2007-8 estimated 80 W_e capacity or 0.00008 MW_e). This wind turbine is recorded as not operational. As a result, SEE-STATS records a virtually zero cumulative installed renewable electrical capacity for the district.

Chichester DC new/permitted renewable energy capacity 1 April 08 - 31 March 2009, end of year installed capacity, 2010 targets

Extracted 04/11/09 from SEE-Stats database (operated by TV Energy for the South East England Partnership Board) www.see-stats.org

Technology	New capacity 08-09		Installed capacity		Indicative 2010 target	
	Electricity, MW _e	Electricity, MW _e	Electricity, MW _e	Electricity, MW _e	% of target attained	
Wind	0.000	0.001	0.001	2.288	0.0%	
Solar PV	0.000	0.000	0.000	0.224	0.0%	
Hydro	0.000	0.000	0.000	n/a	n/a	
Landfill gas	0.000	0.000	0.000	0.178	0.0%	
Sewage gas	0.000	0.000	0.000			
Animal biomass	0.000	0.000	0.000			
Plant biomass	0.000	0.000	0.000	8.381	0.0%	
Biomass co-firing	0.000	0.000	0.000			
MSW combustion	0.000	0.000	0.000			
TOTAL	0.000	0.001	0.001	11.070	0.0%	

Technology	Installed capacity
Heat	Electricity, kW _e
Biogas/sewage gas	0
Biomass	1,325
Solar thermal	0
Ground source heat	0
TOTAL	1,325

N.B SEE-Stats are a not-for-profit organisation and are partners with the Environment Centre. Due to PV (Photovoltaic) Solar Panels units not requiring planning permission it is problematic to record this data.

The aims of SEE-Stats are to monitor progress towards regional and sub-regional targets, and to promote existing and prospective installations whilst publicising their technical data and various benefits to stakeholders and the people of the South East of England.

The initiative is run by TV Energy on behalf of regional stakeholders and is funded by the South East England Partnership Board. SEE-Stats supports the regional and local monitoring of renewable energy targets as required in the [Regional Planning Guidance for the South East \(RPG9\)](#)

Contextual Indicators

The purpose of contextual indicators is to provide a backdrop against which to consider the effects of policies and inform the interpretation of other indicators. This reflects increasing

recognition of the importance of taking into account the social, environmental and economic circumstances that exist within a locality. It is important to have regard to context when developing spatial plan policies and assessing their implementation.

Contextual indicators will be drawn from existing related policy area indicator sets – including sustainability appraisal, Place Survey results and the Sustainable Community Strategy. 'Chichester in Partnership' – the Local Strategic Partnership for the Chichester District, is using relevant Local Area Agreement targets, national and local indicators as well as project and partnership action plans to monitor and review their Sustainable Community Strategy.

Demographic Structure: According to the mid-2008 population estimates, the resident population of Chichester District was 110,500. Of this 48% of the residents were male and 52% were female. Chichester District has an older population when compared to the South East & England as a whole, with 27.8% of the resident population in Chichester District of 65 years plus, compared to 19.9% for the South East and 19.1% for England.

Chichester District's population has grown by 4000 from 106,500 in 2001– to 110,500 in 2008. The South East has grown from 8,023,400 in 2001 to 8,380,700 has increased by 357,300. Population density of Chichester District averaged 136 people per square kilometre, compared with an average of 421, for the region and 380 people per square kilometre for England overall.

Socio-Cultural Issues: The Indices of Multiple Deprivation combine information relating to income, employment, education, health, skills and training, barriers to housing and services and crime into an overall measure of deprivation.

A score is calculated for each area; a low score indicates greater deprivation - the most deprived Lower Layer Super Output Area or Local Authority is indicated by a rank of 1. According to the 2007 English Indices of Multiple Deprivation, Chichester District has an overall rank of 259 out of 354 local authorities, this is an improvement by 20 places from 2004.

Economy: According to 2006 statistics, 81.3% (female) 84.5% (male) of the working age population (i.e. those aged 16 to 64 for men or 16 to 59 for women) in Chichester District are economically active compared with the South East average of 76.8% (female) 87% (male) and 73.4% (female) and 83.3% (male) in Great Britain. The percentage of people working in full time jobs is 68.25% and 31.75% are part time jobs.

According to the 2001 Census, of the people in Chichester District who were unemployed, 28.44 % were aged 50 and over, 3.99 % had never worked and 25.52 % were long-term unemployed. The current job seekers allowance amount in Chichester is 780 which is 69% male and 31% female. The rate stands at 1.1% for the District compared with the South East average of 1.6%.

Housing and built environment: In 2001, the average size of households in Chichester District was 2.30 people compared with an average of 2.36 people for England. The average

household size for the Chichester District is relatively similar to those within the county, with Crawley having the highest (2.45) and Arun (2.18) and Worthing the lowest (2.15).

The average house price for March 2009 for the district is £313,224 (Land Registry of England and Wales). See table below for comparison to other Districts and Boroughs in West Sussex:

District / Borough	Average house prices £ (March 2008)
Worthing	£185,815
Mid Sussex	£272,761
Horsham	£276,865
Crawley	£184,849
Chichester	£313,224
Arun	£206,428
Adur	£200,919
National Average	£224,064

Since 2003 property prices have increased over 20% in the district and it is calculated that compared with the average earnings, the average house price is 11.7 times average earnings.

In April 2001, 16.4% of households in Chichester District did not have a car or van, compared to an average of 26.8 % in England and Wales. Households with access to two or more cars or vans accounted for 30.3% of all households in Chichester District, this compared to an England and Wales average of 23.5 %. (It is suggested that the rural nature of the District could account for the higher level of car ownership).

**Source: Land Registry of England and Wales*

Significant Effects Indicators

Significant effects indicators are linked to the sustainability appraisal objectives and indicators. Monitoring significant effects should enable a comparison to be made between the predicted effects and the actual effects measured during implementation of the policies.

Significant effects indicators will reflect the local characteristics of the area. A selection of such indicators is detailed below:

Ratio of average local house prices to average local earnings:

Property prices are high and out of proportion to average earnings. As a result, many people in the District are unable to afford to buy a home at full market value. This is a recurring problem for the District's economy in terms of attracting and retaining key workers and younger people.

The average house price for Chichester as at the end of March 2009 was £313,224 (Land Registry of England and Wales). The average annual salary for 2008/09 was £26,732 compared to £29,393 in West Sussex and 32,819 in the South East (Annual Survey of Hours & Earnings).

Therefore the ratio for 2008/09 is: **£313,224 to £26,732 = 11.7/1**

This ratio compares to the 2007/08 figures where the average house price was £335,224 (Local Knowledge) to £24,627 of 13.6/1 with property prices remaining high and out of proportion to average earnings.

N.B The Council did not renew its subscription to Local Knowledge and therefore relies on the Land Registry for England and Wales data for house price statistics.

Waste and Recycling

Landfill availability and capacity for waste disposal is running out within West Sussex. Whilst the amount of waste that is being sent to landfill is decreasing as a proportion of the amount generated, due to an increase in recycling and composting, almost all residual waste is currently disposed of via landfill. The County Council will in 2009 enter into a 25 year contract for the alternative treatment of municipal residual waste which will result in waste being diverted away from landfill and into treatments that will recover materials and energy from the waste. These alternative treatments are expected to be operational from the end of 2011. It is essential for communities to continue to maximise waste minimisation, recycling and composting to ensure residual waste is minimised.

Chichester District Council Household Waste collected per head (BVPI 84)

2001/2: 373kg
 2002/3: 389.2kg
 2003/4: 388.1kg
 2004/5: 378.6kg
 2005/6: 372.2kg
 2006/7: 377.8Kg
 2007/8: 392.3Kg

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

2008/9: 500Kg

Household Recycling and Composting Rate (BVPI 82a and b)

2001/2: 12%
 2002/3: 14%
 2003/4: 18.11%
 2004/5: 21.6%
 2005/6: 29.35%
 2006/7: 33.8%
 2007/8: 37.55%
 2008/9: 37.78%

N.B. All figures are audited, unless otherwise stated.

Within the Chichester District, the introduction of twin wheeled bin waste and recycling services, completed district wide in October 2005, has resulted in a substantial diversion of waste into recycling. The addition of a voluntary chargeable green waste service to households from September 2006 has further increased recycling meeting and exceeding the Government's 30% recycling and composting target set for 2006.

Average domestic water consumption (litres per day)

Data by water company – in litres per day:

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2008/9
Portsmouth Water	159	157	161	159	160	161	153
South East Water	165	166	178	173	166	154	160
Southern Water	164	162	166	162	153	146	163

Source: OFWAT

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

South East water has minimal coverage in the district, however, the increase in consumption for 2003/4 is due to the hot, dry year – where an increase is often seen, whilst the fall in consumption in 2005/6 is related to hose pipe restrictions.

Average water consumption per capita in the region is stable although higher than average across other regions. There is a concern that future development, and in particular the trend towards low occupancy households will cause an upturn in demand in future years.

Carbon Dioxide Emissions for Chichester District

The Departments of Energy and Climate Change issued the 2007 CO₂ data on 17th September 2009. As part of that statistical release they also revised the 2005 and 2006 data. They are now comparable year on year but the 2003 and 2004 data remain as they were, that is calculated using a different methodology and so they are non-comparable and no longer included here. The 2005 and 2006 CO₂ data have also been revised so all the figures are different from the previous AMR.

Summary of Carbon Dioxide Emissions from the Chichester District 2005-07 (x1000 tonnes)	2005	2006	2007
Industrial, Commercial and Agriculture Electricity	152	159	150
Industrial, Commercial and Agriculture Gas	91	76	79
Industry and Commercial Oil	48	39	40
Industry and Commercial Other	42	43	40
Domestic Electricity	149	151	146
Domestic Gas	109	109	105
Domestic Other	59	59	54
Road Transport Petrol	187	177	174
Road Transport Diesel	165	165	174
Road Transport Other	2	2	2
Total Excluding Land Use	1,004	980	964
Land Use change:	-56	-42	-33
Population Count (thousands)	108.5	108.9	109.4
Emissions per capita including land use (tonnes)	8.74	8.63	8.52
Industrial Emissions per capita (tonnes)	2.92	2.93	2.79
Domestic Emissions per capita (tonnes)	3.07	2.91	2.82
Transport Emissions per capita (tonnes)	3.26	3.15	3.20

The Department of Energy and Climate Change (formerly BERR) produces data on electricity and gas consumption within the District. To date figures are available for 2007 and this is summarised below. It should be noted that this information includes both domestic and commercial consumption, but does not include oil, coal and LPG used for space heating. This table has been edited from previous AMRs, it no longer includes information on average consumption, which is considered to be misleading. *(Note: The no. of customers = the number of households/businesses that consume electricity + the number of households/businesses that consume gas).*

Sales 2004 (GWh)	Sales 2005 (GWh)	Sales 2006 (GWh)	Sales 2007 (GWh)	No of Customers 2004	No of Customers 2005	No of Customers 2006	No of Customers 2007
1978	1728	1628	1626	92,146	93,800	95,100	93,800

SUGGESTED INDICATORS FOR FUTURE YEARS:

Number of developments with Sustainable Drainage Systems (SuDS)

The use of SuDS will help to ensure that urban drainage systems can respond to further development, and thereby reduce potential threats from flooding and pollution. The use of SuDS is not currently monitored but it is hoped that for future monitoring reports details of the uptake of this technology can be reported.

Condition of landscape character

Chichester District is characterised by distinctive and historic landscapes and townscapes. Inappropriate development and activities may threaten this character.

Data will be available from GIS packages and WSCCs Landscape Assessment of West Sussex which have not, as yet, been interrogated. This may be an indicator for future years.

Conclusion

Involvement and Availability of Report

The Annual Monitoring Report will meet the minimum standards set out in the Statement of Community Involvement for involving the community. Colleagues within Chichester District Council, along with key service providers in the District have contributed to the information gathered.

Annual Monitoring Reports will be placed on the Chichester District Council website, with copies made available to local communities and service providers.

Future Annual Monitoring Reports

Monitoring will be constantly reviewed in light of good practice guidance issued from central government or other local authorities.

Future Annual Monitoring Reports will include further indicators, in light of work being carried out both within Chichester District Council and West Sussex County Council and local government as a whole.