

# Local Development Framework

## **Annual Monitoring Report**

### **2007-2008**

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## **Introduction**

This is the fourth 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 2007-8 through the measurement of a range of indicators.

## **Executive Summary**

This fourth 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that no formal milestones for the Core Strategy were relevant for the period 2007-2008, and the Core Strategy was withdrawn by the Council in July 2007. The timetable for consultation on the North East Chichester and Southern Gateway SPDs was met although the documents were subsequently withdrawn later in 2008.

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:

- Sussex Downs Area of Outstanding Natural Beauty (proposed to be designated as part of the South Downs National Park) which includes 64% of the District's total area; and
- Chichester Harbour Area of Outstanding Natural Beauty.

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-2006 population estimates, the resident population of Chichester District was 108,900. Of this 47.5% of the residents were male and 52.5% were female. Chichester District has an older population when compared to England and Wales as a whole, with 26.6% of the resident population in Chichester District of 65 years plus, compared to 18.7% for England and Wales.

North of Chichester, the District is a large and sparsely populated area. Achieving adequate, accessible services across the District is a challenge to all providers.

## **Key Issues facing the District**

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

- **Older People:**

Over the past 20 years the demographics of Chichester has changed dramatically. Chichester, like the rest of Britain has an ageing population, however, it appears that the population of the district is ageing about three times faster than the rest of England and Wales. From the 2001 Census, 29% of the population of the Chichester District are aged over 60-this compares to the national average of just over 20%. An ageing population makes more demands on services such as health care and social care. Costs for these services are exacerbated by the fact that nearly two thirds of our older people live in rural areas.

- **Migrant Workers:**

There have been a large number of migrant workers moving to the area principally from EU accession countries since 2004. Estimates are in the region of 2,500 with many more working in the district, but living outside it. These workers have brought benefits to the community in terms of a relatively well educated pool of young people who are willing to perform jobs that cannot be filled by local people. They also added to the diversity of the district. Although they remain seasonal fluctuations, there is now a shift towards more permanent jobs.

- **Deprivation-Social, Financial, Access:**

Chichester is generally seen as an affluent District, however there are isolated pockets of deprivation. 60% of people who are income deprived in Chichester live in rural areas. A disadvantage study by the CRC (Commission for Rural Communities) suggested that there are 3 critical factors for people in rural areas, in both experiencing and escaping disadvantage, Financial, Access and Network Poverty. Our challenge will be to better identify these isolated pockets of deprivation and to address the issues concerned.

- **Safe Communities:**

Chichester District has some of the lowest levels of crime in the country, crime rates per 1000 population 65.15 compared to 81.37 in the Sussex Police Force Area. However, due to people perceptions, the fear of crime is still considerable. Reducing fear of crime and improving public confidence is a challenge for the District. This is not simply a task for the police. Local authorities, the police and other agencies have to work together to tackle crime and disorder in the area. We are very fortunate in Chichester that we have a very active Crime and Disorder Partnership, which has tackled issues and has set up Community Warden scheme, which has reduced the fear of crimes in the area which they work in.

- **Children and Young People:**

The West Sussex Children's and Young People's Plan sets its overall vision as being "West Sussex will be a place where all children and young people have the opportunity to enjoy healthy and safe lives as confident, high achieving learners and valued contributors in their communities". Our role is to support the delivery of the priorities, especially in the Chichester district and its rural context where 14.6% of our population are under the age of 19 and live in rural areas. The engagement and involvement of young people in rural communities is crucial for social and economic sustainability. Young people face particular challenges in accessing the employment and housing markets or education and training opportunities in the form of transport.

- **Enhanced and Protected Environment:**

Chichester District has an attractive local environment but we face significant environmental challenges in order to maintain and improve our quality of life. Many of the issues we face locally are also part of regional, national or even global challenges.

The quality of our local environment is something that we want to protect and enhance. However, this should be balanced against the needs of our communities to develop their

settlements in a sustainable way. Such development may include additional housing, including affordable housing options, development of the local economies and our infrastructure such as roads, schools and water resources.

Climate change is a challenge facing the whole of mankind, with the full effects not fully understood yet.

We need to work together to further to reduce the amount of waste sent to landfill sites. Currently over 30% of the district's domestic refuse is being recycled. This figure is set to improve with the introduction of the green waste facility.

- **Health and Community Well Being:**

One of the main priorities is to improve access to services. In particular, we will be encouraging the development of health services in the community, providing more help for carers and seeking to reduce the number of accidents at home. At the same time we will be independence at home including bringing services out to the community. We will also ensure that the local hospitals can meet the needs and demands of local residents. To achieve this we will work in partnership with the community and voluntary sector to help them deliver services and projects within the Health and Well-being sector, particularly with a focus on social isolation.

- **Employment and Prosperity:**

Chichester District has very low levels of unemployment and has wage levels close to the South East average. There does, however, appear to be issues around low pay for part time workers, especially women.

In the district, there is a reliance on public and service sectors for most of our job opportunities. A key feature of the district employment market is that there are over 5,500 businesses and that 90% of them employ less than 10 people.

We need to create a District, which is a place of opportunities, where all job seekers have a choice of high quality local employment. We also need to ensure we have a skilled workforce that can meet the needs of local businesses. In Chichester 23.8% of people aged 16-74 have no academic, vocational or professional qualifications. 65.3% of the people with no such qualifications are in rural parts of the district.

- **Home & Community Development**

Access to affordable housing is one of the key issues for the District. 63.6% of Households in Chichester District are in rural areas and the average price for a house in the Chichester District is now £331,743 which is one of the highest priced areas in the country outside London. With average income £24,627 the affordability ratio-average house price: average wage, is around 13.5:1 - one of the highest in England.

The Housing Needs Survey carried out on behalf of the District Council in 2004 estimates that there are 766 "concealed households" forming each year in the District because people cannot afford to move into separate accommodation of their own.

Over one fifth (21.1%) of households in the district are at risk of fuel poverty, that is the need to spend more than 10% of their income on fuel costs. Living in fuel poverty can have serious effects on the health of people of all ages. We also have to ensure that everyone is maximising their income by ensuring they are receiving the appropriate benefits.

There is also a need to help strengthen and support our local communities in addressing local problems and issues. Parish plans are seen as a good way for communities to research and publicise their issues. As of June 2007, approximately 40% of 67 parishes have completed Parish Plans. The partnership needs to encourage parishes to develop and review such plans and use them as a resource to find out what the local issues are.

### **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. The LSP structure is made up of four elements, the Core group, the Wider LSP, the Community Forums and the Thematic Forums.

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.

In early 2003, Chichester in Partnership published its first Community Strategy which was distributed to households across the District. This set out the Partnership's shared aims and commitments for the district.

However, plans need to adapt to changing needs and circumstances. Chichester in Partnership has recognised that its Sustainable Community Strategy needs to be reviewed and a new strategy developed to tackle the emerging issues and challenges facing the District. In December 2007 an Interim Sustainable Community strategy was developed based on updated local intelligence, this document recognised the changes in local and national agendas.

Although not part of the monitoring period, it is worth setting out that from May 2008 a full consultation took place with the public and partners on both the Sustainable Community Strategy and the LDF. From this consultation a new Sustainable Community Strategy will be developed. The Strategy will set out our vision and objectives over a longer timeframe, looking ahead to plan for the future of the District from 2008 to 2026.

The issues and priorities set out in the Sustainable Community Strategy will be reflected in the Local Development Framework Core Strategy currently being produced by Chichester District Council (which will address the spatial requirements in the District). The Core Strategy will determine the level, location and type of future development over the coming years. The Local

Development Framework process considers things such as where housing and business should go, what transport links are required and where play facilities are best located.

### 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 and then again in December 2007 - the project plan for the December 2007 Scheme can be found on page...No formal milestones for the Core Strategy were relevant for the period 2007-2008, although as stated in previous monitoring reports, the Core Strategy was withdrawn by the Council in July 2007. The timetable for consultation on the North East Chichester and Southern Gateway SPDs was met although the documents were subsequently withdrawn later in 2008.

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 25<sup>th</sup> 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 2008 – 2009, once the Planning Bill has received Royal Assent (anticipated early 2009).

### **Core Strategy DPD**



The Council did not meet its milestone for adoption of the Core Strategy (September 2007) as the Inspector considering the submitted Core Strategy stated that it was unsound and should be withdrawn. In July 2007, the Core Strategy was formally withdrawn by the Council. Although outside of the monitoring period, work has begun on the new Core Strategy.

## **Sustainability Appraisal**

During this period work on a Sustainability Appraisal for the North East Chichester SPD and the Chichester Southern Gateway SPD was undertaken. This used the Sustainability Appraisal Framework developed for the Core Strategy to assess the options for the individual documents.

## **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 main 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 in the form of Planning Delivery Grant. This has been used to recruit and retain staff.

## **Technical Background Documents**

Technical background information on the LDF Core Strategy is provided through a number of specialist studies. Background documents commenced, completed or ongoing during 2007-08 are as follows:

- Green Space Strategy
- Appropriate Assessment on Delivering Development Opportunities
- Strategic Flood Risk Assessment
- Strategic Housing Market Assessment
- Strategic Housing Land Availability Assessment

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

## **Supplementary Planning Documents**

Council withdrew the Core Strategy, North East Chichester and Southern Gateway Supplementary Planning Documents on the 24th July 2007, following the receipt of the

Inspectors Report in June. These documents were reproduced, in line with the adopted Local Development Scheme, linking with the policies in the adopted 1999 Local Plan.

The Council asked interested individuals and organisations for their views on the documents in March 2008, the majority of the comments were positive. However, some serious concerns were expressed about the potential development, including uncertainty as to whether the internationally protected habitat of Chichester Harbour would be affected by the quality of the water from the Waste Water Treatment Works at Apuldram entering the Harbour. Other comments stated that following Government Planning guidance, the documents should not set out the uses of land in those sites. As a result, the Council took the decision to formally 'withdraw' the documents rather than face the prospect of legal challenge, this decision was taken in the subsequent annual monitoring year of 2008-09.

The Council continues to recognise the importance of these areas to the City and will produce further guidance on these sites, if appropriate, after the new Core Strategy has been produced.

The Chichester Southern Gateway Supplementary Planning Guidance document, adopted in April 2001, will go on guiding development in the Southern Gateway area, and work will continue with the developers in the North of the City, particularly the Graylingwell site.

### **Delivering Development Opportunities DPD**

The two Delivering Development Opportunities documents for the District – these were split into two areas 'Downs and North of District' and 'South of District', were halted when the Core Strategy was withdrawn in July 2007. Work on identifying sites for future development will be resumed through Local Development Framework document production in the coming years.

### **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																
Southern Gateway SPD																
Archaeology SPD																

**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.

*(Note: One of the policies listed below has now been deleted).*

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:

- RE1 – Development in the Rural Area generally
- RE4 – AONB – Chichester Harbour and Sussex Downs – Protection of Landscape Character
- RE5 – North-Eastern Part of District
- RE7 – Nature Conservation – Designated Sites
- RE8 – Nature Conservation – Non-designated sites
- RE11A – Horticultural Development – Areas for Horticultural Development
- RE14 – Conversions in the Rural Area
- RE17 – Community Facilities in the Rural Area
- RE19 – Removal of Agricultural Workers Dwelling Conditions
- RE28 – Historic Parks & Gardens
- RE29 – Telecommunications Development
- C1 – Waterside Development
- C7 – Boatyards & Marinas
- C11 – Harsh Marine Environment Setback Line
- BE1 – Settlement Policy Areas
- BE2 – Loss of Community Facilities
- BE4 – Buildings of Architectural or Historic Merit
- BE5 – Alterations to Listed Buildings
- BE6 – Conservation Areas
- BE9 – Advertisements
- BE11 – New Development
- BE12 – Alterations, Extensions & Conversions
- BE14 – Wildlife Habitat, Trees, Hedges and other Landscape Features
- TR6 – Highway Safety
- H1 – Dwelling Requirement
- 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
- H12 – Replacement Dwellings and Extensions in the Rural Area
- B1 – Business, Industry and Warehousing Floorspace Provision
- B5 – Rural Area – New Build & Extensions
- B6 – Redevelopment of Authorised Uses
- B8 – Safeguarding Business Floorspace
- S2 – Chichester – Primary Shopping Frontages
- S6 – East Wittering, Midhurst, Petworth and Selsey shopping centres.
- R2 – Provision of facilities in Rural Areas
- R6 – Equestrian facilities
- T1 – Accommodation and Facilities
- T2 – Provision in Settlement Policy Areas (now deleted)
- T3 – Provision in Rural Areas
- T4 – Provision in Areas of Outstanding Natural Beauty

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

The outcome of appeals against refusals of planning permission decided between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008 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% were dismissed, 10% were withdrawn, and 3% part allowed/dismissed.

Of the 31 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 development of a new pens and facilities building at the Cat and Rabbit Rescue Centre. The inspector acknowledged that 'the scale of the visual harm would be limited but noticeable' however, it was considered that despite the proposal causing 'limited harm' to the character and appearance of the area the benefits of the proposal in terms of need and animal welfare outweigh all other considerations.

The inspector also concluded that the structure is 'within the broad limits of the loosely-knit scattering of buildings which comprise the development pattern in Chalder Lane' according to the inspector this would not compromise policy LOC2 of the West Sussex Structure Plan regarding new development in the countryside.

He also concludes that 'trees may have to be felled or thinned in the future' but re-planting can be undertaken also that the Cat and Rabbit Centre was well established on the land and had local support for its activities.

Other appeals of particular interest include the construction of a two storey two bed dwelling within the curtilage of a 16<sup>th</sup> Century cottage. Although, the Inspector noted and generally agreed with the Council's concerns of protecting character and appearance of the area, living conditions of neighbouring residents and the free flow of traffic he concluded that the development would 'suitably preserve the character and appearance of the conservation area' he also noted that the proposal would 'accord with relevant objectives of the Chichester District Local Plan and the West Sussex Structure Plan 2001-2016'.

An appeal was allowed for residential development comprising of twelve houses on the site of the former Glebe House. The inspector refers to the council representations of the lack of the notion of affordable housing in the proposal, however the inspector refers to the 'surprise of the appellant who states that at no time previously has the provision of affordable housing been referred to' and in fact the 'Council has confirmed in it's submissions that the Interim Planning Statement only affects *applications* submitted after 28<sup>th</sup> September 2007'.

The inspector concluded that the appellant is entitled to 'rely on the position of the Council as being one which does not seek an element of affordable housing within this scheme as the application was made several months prior to the adoption of the Interim Planning Statement.'

The inspector also refers to policies BE11 and BE13 of the Local Plan and policies CH1 and DEV1 of the Structure Plan have objectives of ensuring that any development is undertaken in a way which is in keeping with the character of the surroundings and the area generally.

## **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 (m<sup>2</sup>). '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)
<b>Previously Developed Land</b>		
B1a: Offices	2451	2018
B1 c: Light Industry	410	-7069*
B2: General Industry	11884	11401
B8: Storage and Distribution	1142	717
<b>Completed Floorspace on Previously Developed Land</b>	<b>15887 (55%)</b>	<b>7067 (55%)</b>
<b>Land Not Previously Developed</b>		
B1a: Offices	2844	2844
B1: Mixed Uses	490	490
B8: Storage and Distribution	9788	9788
<b>Completed Floorspace on Land Not Previously Developed</b>	<b>13122 (45%)</b>	<b>13122 (45%)</b>
<b>Total Employment Floorspace Completed in Chichester District</b>	<b>29009</b>	<b>20189</b>

\* This relates to application number 07/05471 – Kirdford Growers – a former fruit packaging and storage site, now developed into a residential scheme with some light industry.



## **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 55%**

### 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.*

<b>Employment Type</b>	<b>Gross Floorspace (m<sup>2</sup>)</b>	<b>Net Floorspace (m<sup>2</sup>)</b>	<b>Site Area (Ha)</b>
B1 a: Offices	15651	13160	3.16
B1b: Research & Development	8790	4290	0.88
B1c: Light Industry	19254	16313	7.03
B1: Mixed Uses	39756	27767	21.69
B2: General Industry	11183	10760	4.57
B8: Storage & Distribution	12929	10681	10.47
<b>Total</b>	<b>107563</b>	<b>82971</b>	<b>47.79</b>

## 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 (m<sup>2</sup>) 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 (m <sup>2</sup> )	Net Floorspace (m <sup>2</sup> )	Site Area (Ha)
<b>Town Centre</b>			
<b>Previously Developed Land</b>			
A1: Retailing	6627	-12485*	0.6027
<b>In Built up Area</b>			
<b>Previously Developed Land</b>			
A1: Retailing	1429	1173	0.2002
A2: Financial / Professional Services	484	76	0.06
B1a: Offices	2018	1910	0.3308
<b>Outside Built up Area</b>			
<b>Land Not Previously Developed</b>			
B1a: Offices	2844	2844	0.67
<b>Previously Developed Land</b>			
A1: Retailing	1970	308	2.56
B1a: Offices	433	0	0.11
D2: Leisure	153	0	0.02
<b>Total Previously Developed Land</b>	<b>2556</b>	<b>308</b>	<b>2.69</b>
<b>Total Outside built Up Area</b>	<b>5400</b>	<b>3152</b>	<b>3.36</b>
<b>Total for Chichester District</b>	<b>15958</b>	<b>-6174</b>	<b>4.5537</b>

*\*This relates to application number 05/00430 – former Shippams Factory, Chichester which has been changed to a mixed use scheme comprising retail floorspace and residential accommodation.*

## 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(a) 2001 – 2009 Structure Plan 3789 (474 per year 7105 net requirement 2001-2016)**

**H1(b) 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 31 <sup>st</sup> March 2004	467	467
1 <sup>st</sup> April 2004 to 31 <sup>st</sup> March 2005	451	457
1 <sup>st</sup> April 2005 to 31 <sup>st</sup> March 2006	482	482
1 <sup>st</sup> April 2006 to 31 <sup>st</sup> March 2007	351	366
1 <sup>st</sup> April 2007 to 31 <sup>st</sup> March 2008	426	439
<b>TOTAL</b>	<b>2860</b>	<b>2898</b>

## 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 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008: 426 (excluding completions on 'exceptions' sites), 439 (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:**

<b>Year</b>	<b>Predicted net additional dwellings</b>
<b>2008-09</b>	<b>642</b>
<b>2009-10</b>	<b>694</b>
<b>2010-2011</b>	<b>642</b>
<b>2011-2012</b>	<b>525</b>
<b>2012-2013</b>	<b>476</b>
<b>2013-2014</b>	<b>354</b>
<b>Total</b>	<b>3333</b>

## **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 1<sup>st</sup> April 2009 to 31<sup>st</sup> 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	26.0	395	74.0	534
Mid 2002-mid 2003	64	21.7	231	78.3	295
Mid 2003 to 31 <sup>st</sup> March 2004	154	27.5	406	72.5	560
1 <sup>st</sup> April 2004 to 31 <sup>st</sup> March 2005	172	33.9	336	66.1	508
1 <sup>st</sup> April 2005 to 31 <sup>st</sup> March 2006	215	37.5	359	62.5	574
1 <sup>st</sup> April 2006 to 31 <sup>st</sup> March 2007	185	42.3	252	57.7	437
1 <sup>st</sup> April 2007 to 31 <sup>st</sup> March 2008	151	29.9	354	70.1	505
<b>Total mid-2001 to 31<sup>st</sup> March 2008</b>	<b>1080</b>	<b>31.6</b>	<b>2333</b>	<b>68.4</b>	<b>3413</b>

*Please note:*

- *The figures for mid 2001-mid 2002 exclude 4 completions on a Greenfield exceptions site in West Dean.*
- *The figures for Chichester for 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2005 exclude 6 completions on a Greenfield exceptions site in Wisborough Green.*
- *The figures for 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007 exclude 15 completions on a Greenfield exceptions site in Fernhurst.*



#### **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 was one plot permitted during the period of 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008, for use as settled Gypsy accommodation, comprising four pitches (two mobile homes and two caravans), four chattels and two 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	<b>174</b>	364	538	<b>32.3%</b>
2002-03	0	27	0	0	<b>27</b>	268	295	<b>9.2%</b>
2003-04	0	104	0	6	<b>110</b>	450	560	<b>19.6%</b>
2004-05	0	89	6	0	<b>95</b>	419	514	<b>18.5%</b>
2005-06	0	126	0	0	<b>126</b>	448	574	<b>22.0%</b>
2006-07	0	111	15	0	<b>126</b>	326	452	<b>27.9%</b>
2007-08	0	127	13	0	<b>140</b>	378	518	<b>27.0%</b>
<b>2001 - 2008</b>	<b>0</b>	<b>748</b>	<b>38</b>	<b>12</b>	<b>798</b>	<b>2653</b>	<b>3451</b>	<b>23.1%</b>

*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 31<sup>st</sup> March 2004. Information for all years from 2004-05 onwards relates to financial years (i.e. 1<sup>st</sup> April to 31<sup>st</sup> March).*

## H6: Housing Quality – Building for Life Assessments.

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

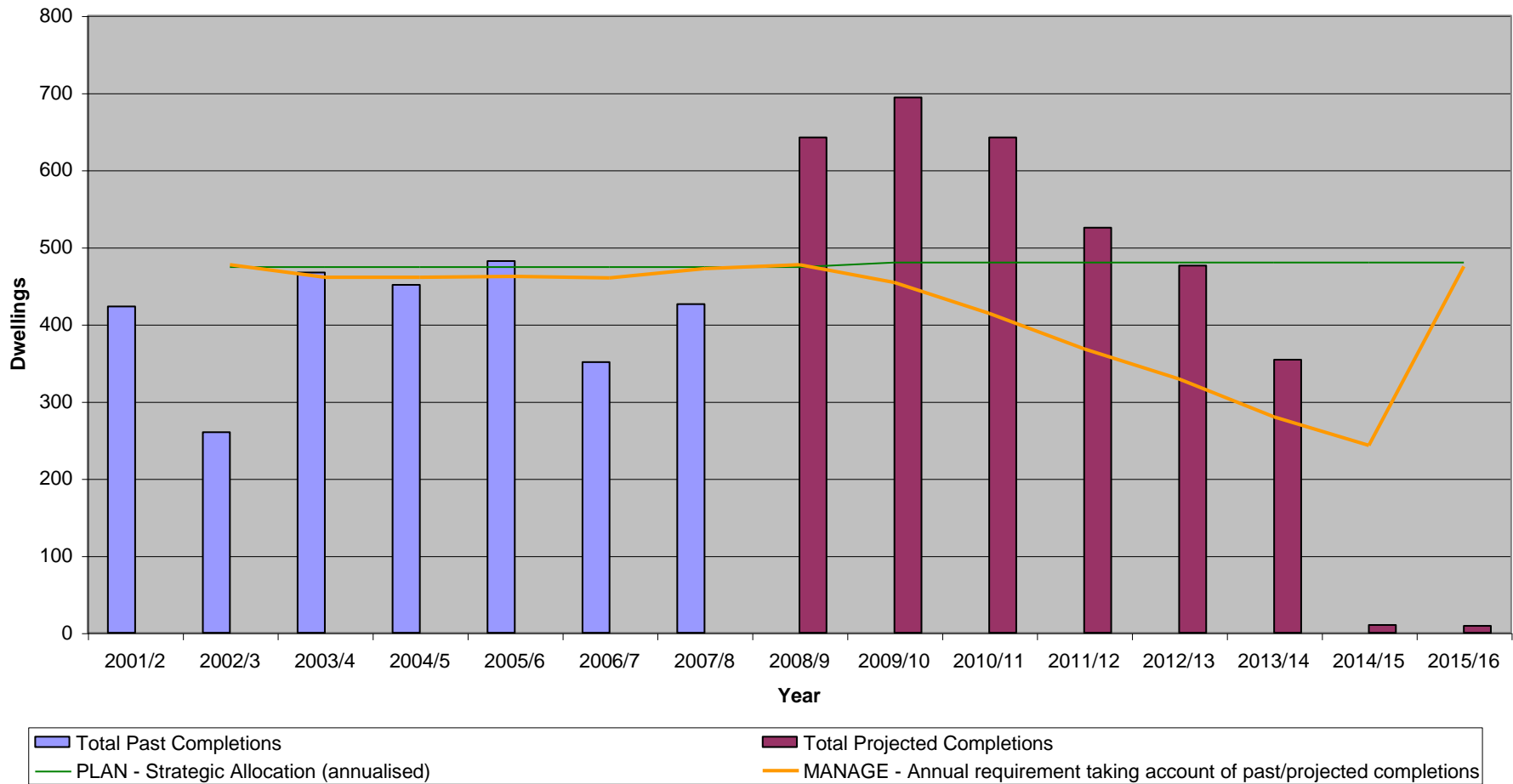
*Definition: The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria. A housing site should only be included where it involves at least at least 10 new dwellings that have been completed (available 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.*

## Findings:

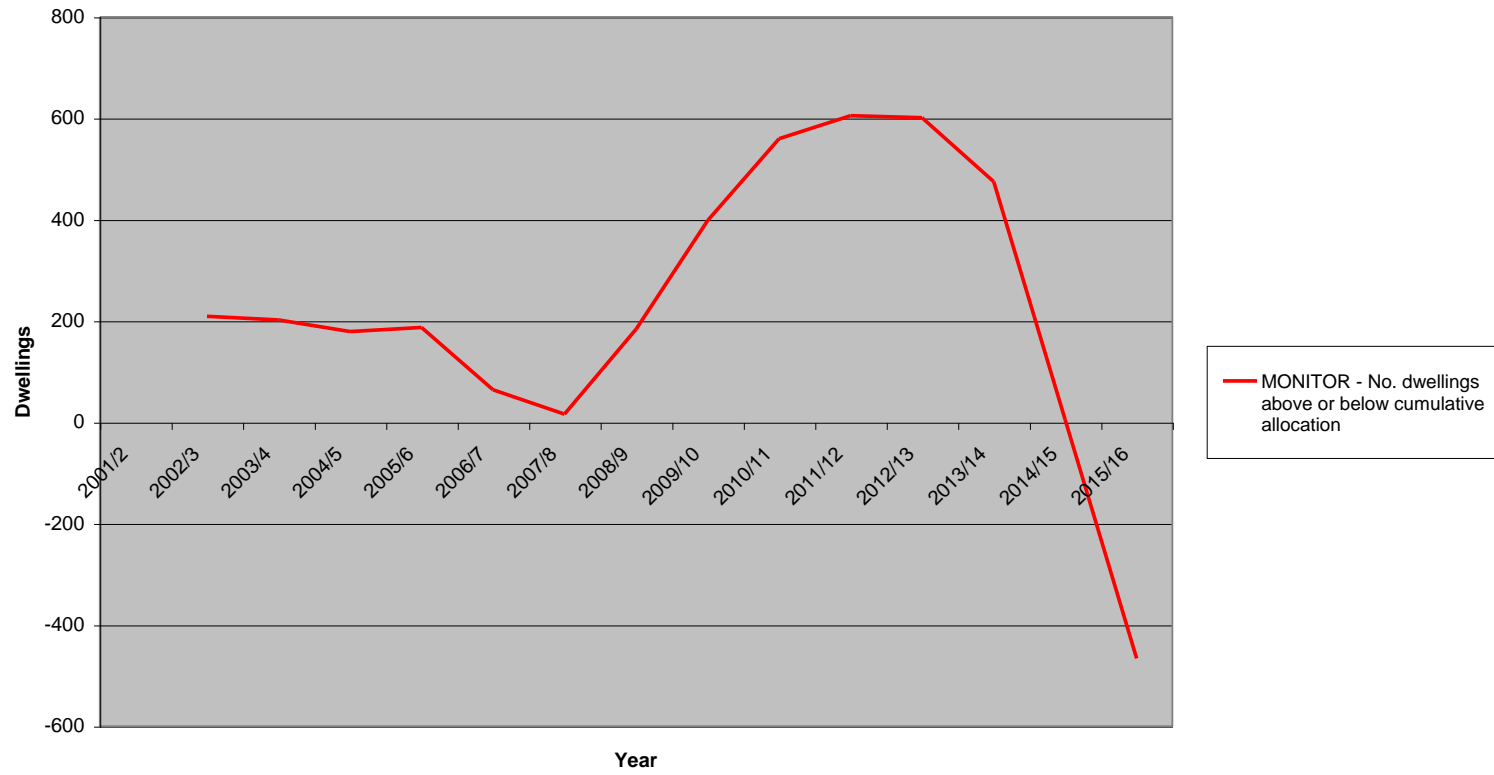
**Building For Life Assessments are not currently undertaken within the authority. However, process will be investigated to ensure that this can be included in future annual monitoring reports.**

**Chichester District Council Housing Trajectory as at 31<sup>st</sup> March 2008 (Net dwellings)**

**Trajectory**



### Monitor



## ENVIRONMENTAL QUALITY

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.
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E2: Change in areas of biodiversity importance.
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E3: Renewable energy generation
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### **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 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008.**

### **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).*

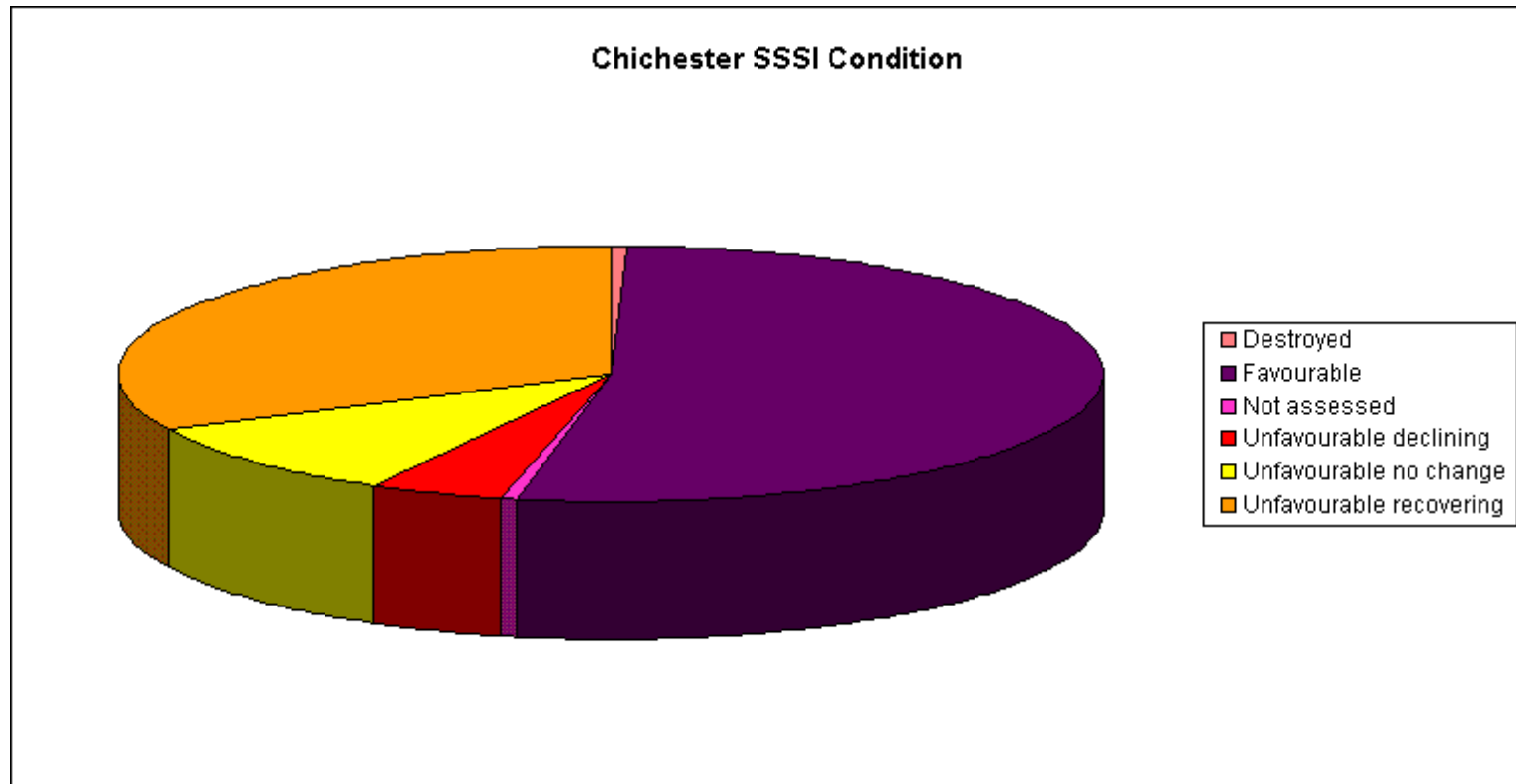
#### **Findings:**

## Chichester District SSSI Unit Condition

SSSI Units in Chichester District = 226

Conditions	No of Units	% of units
Destroyed	1	0.44
Favourable	119	52.65
Not assessed	1	0.44
Unfavourable declining	10	4.42
Unfavourable no change	22	9.73
Unfavourable recovering	73	32.30

\*Based on information derived from the Natural England SSSI GIS dataset  
Prepared on 25/11/2008



**Statistical Breakdown of Planning Applications with code of commencement**  
(extracted from the Residential Land Availability Survey)  
**in Priority Habitats & Designated Sites**  
**in Chichester District between 1st April 2007 and 31st March 2008**

<b>Chichester District</b>	81406.93ha		
<b>West Sussex</b>	203023.85ha		
<b>Planning Applications with code of commencement</b> (extracted from the Residential Land Availability Survey) <b>2007/2008</b>	20.75ha	136 sites	0.03% of Chichester

	<b>Designated Sites &amp; Reserves</b>	<b>Area (ha) of site in West Sussex</b>	<b>% of West Sussex</b>	<b>Area (ha) of site in Chichester</b>	<b>% of Chichester</b>	<b>Area (ha) of site in Chichester infringed by planning applications</b>	<b>% of site in Chichester infringed by planning applications</b>	<b>Number of planning applications</b>
Inter-national	Ramsar	3767.61	1.86 %	3107.31	3.82 %	0.01	0.01 %	1
	Special Area of Conservation	3109.48	1.53 %	3109.13	3.82 %	0.01	0.01 %	1
	Special Protection Area	3789.21	1.87 %	3128.79	3.84 %	0.01	0.01 %	1
National	Area of Outstanding Natural Beauty:	99994.91	49.25 %	56687.35	69.63 %	10.69	0.02 %	60
	- Chichester Harbour	5986.82	2.95 %	5986.60	7.35 %	3.99	0.07 %	23
	- South Downs	74009.49	36.45 %	50700.75	62.28 %	6.70	0.01 %	37
	- High Weald	19998.60	9.85 %	0.00	0.00 %	0.00	0.00 %	0
	National Nature Reserve	221.75	0.11 %	221.75	0.27 %	0.00	0.00 %	0
	Sites of Special Scientific Interest	8451.90	4.16 %	5821.34	7.15 %	0.01	0.01 %	1
Local	Country Park	320.51	0.16 %	88.65	0.11 %	0.00	0.00 %	0
	Local Nature Reserve	2011.51	0.99 %	1519.64	1.87 %	0.00	0.00 %	0
	Site of Nature Conservation Importance	9942.22	4.90 %	4059.33	4.99 %	0.00	0.00 %	0
Reserve/Property	Environmental Stewardship Agreements *	55488.46	27.33 %	25505.58	31.33 %	0.08	0.01 %	11
	National Trust	4925.98	2.43 %	2230.40	2.74 %	0.01	0.01 %	1
	RSPB Reserve	551.68	0.27 %	77.29	0.09 %	0.00	0.00 %	0
	Sussex Wildlife Trust Reserve	705.32	0.35 %	559.96	0.69 %	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 20/11/08 note that designated sites may overlap therefore the totals shown in the designated site table do not necessarily reflect the total percentage of Chichester 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 get in contact with the Sussex Biodiversity Record Centre: [sxbrc@sussexwt.org.uk](mailto:sxbrc@sussexwt.org.uk)

<b>Chichester District</b>	81406.93ha		
<b>West Sussex</b>	203023.85ha		
<b>Planning Applications with code of commencement</b> (extracted from the Residential Land Availability Survey) <b>2007/2008</b>	20.75ha	136 sites	0.03% of Chichester

Habitat*	Area (ha) of habitat in West Sussex	% of West Sussex	Area (ha) of habitat in Chichester	% of Chichester	Area (ha) of habitat in Chichester infringed by planning applications	% of habitat in Chichester infringed by planning applications	No. of planning applications
Ancient Woodland	18433.45	9.08 %	8919.07	10.96 %	0.04	0.01 %	3
Broadleaf Woodland (overlaps with some ancient woodland sites)	22888.45	11.27 %	12056.69	14.81 %	2.63	0.02 %	9
Ghyll Woodland	1992.83	0.98 %	0.00	0.00 %	0.00	0.00 %	0
Grazing Marsh	4116.20	2.03 %	1169.38	1.44 %	0.00	0.00 %	0
Heathland	1575.10	0.78 %	1091.69	1.34 %	0.00	0.00 %	0
Grassland:	7061.50	3.48 %	2761.68	3.39 %	0.24	0.01 %	1
- Acid Neutral	5.51	0.01 %	5.51	0.01 %	0.00	0.00 %	0
- Lowland Acid	887.23	0.44 %	504.30	0.62 %	0.24	0.05 %	1
- Lowland Calcareous and Acid	66.83	0.03 %	0.00	0.00 %	0.00	0.00 %	0
- Lowland Calcareous	3455.48	1.70 %	1287.48	1.58 %	0.00	0.00 %	0
- Lowland Meadows	2645.36	1.30 %	963.30	1.18 %	0.00	0.00 %	0
- Lowland Meadow and Calcareous	1.09	0.01 %	1.09	0.00 %	0.00	0.00 %	0
Notable Road Verge	135.71	0.07 %	77.72	0.10 %	0.00	0.00 %	0
Pasture Parkland	7867.34	3.88 %	3065.32	3.77 %	0.42	0.01 %	4
Reedbed	89.19	0.04 %	43.26	0.05 %	0.00	0.00 %	0
Vegetated Shingle	70.68	0.03 %	28.46	0.03 %	0.00	0.00 %	0
Wet Woodland	1123.38	0.55 %	420.29	0.52 %	0.00	0.00 %	0

Other:	No. of records in West Sussex	No. of records in Chichester	No. of records within a 500m buffer of planning applications
Protected Species **	3631	1477	169
Rare Species (RDB etc.) **	9596	4632	363
Biodiversity Action Plan Species	56192	32222	5136
Invasive Alien Species	2582	933	98
Black Poplar	12	8	4

\* 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.

\*\* Protected Species Register records are labelled so that only one record per species per 100m square gets flagged up and the Rare Species Inventory records are labelled so that only one record per species per 1km square gets flagged up – these will usually be the most up to date or accurate record).



### **E3: 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 photovoltaics*
- *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](http://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](http://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 (estimated 80 W<sub>e</sub> capacity or 0.00008 MW<sub>e</sub>). As a result, SEE-STATS records a virtually zero cumulative installed renewable electrical capacity for the district.**

**This situation may change when the new contract goes ahead for the next financial year.**

**Chichester DC new/permitted renewable energy capacity 1 April 07 - 31 March 2008, end of year installed capacity, 2010 targets**

*Extracted 13/10/08 from SEE-Stats database (operated by TV Energy for the South East Sustainable Energy Partnership) [www.see-stats.org](http://www.see-stats.org)*

Technology	New capacity 07-08	Installed capacity	Indicative 2010 target	
			Electricity, MW <sub>e</sub>	% of target attained
<b>Electricity</b>	Electricity, MW <sub>e</sub>	Electricity, MW <sub>e</sub>	Electricity, MW <sub>e</sub>	% of target attained
Wind	<b>unknown</b>	0.000	2.288	0.0%
Solar PV	<b>unknown</b>	0.000	0.224	0.0%
Hydro	<b>unknown</b>	0.000	n/a	n/a
Landfill gas	<b>unknown</b>	0.000	0.178	0.0%
Sewage gas	<b>unknown</b>	0.000		
Animal biomass	<b>unknown</b>	0.000		
Plant biomass	<b>unknown</b>	0.000	8.381	0.0%
Biomass co-firing	<b>unknown</b>	0.000		
MSW combustion	<b>unknown</b>	0.000		
<b>TOTAL</b>	<b>0.000</b>	<b>0.000</b>	<b>11.070</b>	<b>0.0%</b>

## **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, community strategy and best value performance indicators. 'Chichester in Partnership' – the Local Strategic Partnership for the Chichester District, was considering the use of the Audit Commission's Quality of Life Indicators to monitor and review their Community Strategy. However, with the introduction of new National performance indicators there is a need to consider whether it would still be appropriate to use the Audit Commission's Quality of Life Indicators to monitor and review the Community Strategy.

**Demographic Structure:** According to the mid-2006 population estimates, the resident population of Chichester District was 108,900. Of this 47.5% of the residents were male and 52.5% were female. Chichester District has an older population when compared to England and Wales as a whole, with 26.6% of the resident population in Chichester District of 65 years plus, compared to 18.7% for England and Wales.

In the twenty years between 1982 and 2002 the population of Chichester District grew by 8 %, compared with an increase of 10.5 % for South East region as a whole. 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 2004 English Indices of Multiple Deprivation, Chichester District has an overall rank of 279 out of 354 local authorities. It has a rank of 243 on the income measure.

**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. *(The last figure available for the total number of jobs is from 2005, 51,800 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 unemployment rate stands at 1.1% for the district compared with the South East average of 1.4% and Great Britain average of 2.3%.

**Housing and built environment:** In 2001, the average size of households in Chichester District was 2.26 people compared with an average of 2.4 people for England and Wales. The average household size for the Chichester District is relatively similar to those within the county, with Crawley having the highest (2.5) and Arun and Adur the lowest (2.2).

The average house price for March 2008 for the district is £335,224.67 (Local Knowledge). See table below for comparison to other Districts and Boroughs in West Sussex:

<b>District / Borough</b>	<b>Average house prices £ (March 2008)</b>
Worthing	217674.39
Mid Sussex	303303.02
Horsham	334192
Crawley	214025.23
<b>Chichester</b>	<b>335224.67</b>
Arun	235208.35
Adur	222798.93
<b>National Average</b>	<b>218573</b>

Since 2003 property prices have increased over 20% in the district and it is calculated that compared with the lower average earnings, the average house price is 13.6 times more expensive than 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 39.8 % of all households in Chichester District, this compared to an England and Wales average of 29.4 %. (It is suggested that the rural nature of the District could account for the higher level of car ownership).

*\*Source: National Statistics*

## **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. If this trend continues there will be implications 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 2008 was £335,224.67 (Local Knowledge). The average annual salary for 2008 was £24,627 compared to £23,354 in West Sussex and 25,547 in the South East (Annual Survey of Hours & Earnings).

Therefore:

The ratio for 2007/08 is: **£335,224.67 : £24,627 (13.6 : 1)**

This ratio compares to the 2005/06 ratio of £282,123 : 23,854 (12 : 1) with property prices remaining high and out of proportion to average earnings.

### **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

**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%

*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
Portsmouth Water	159	157	161	159	160	161
South East Water	165	166	178	173	166	154
Southern Water	164	162	166	162	153	146

*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 on 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.

N.B. data for 2007/08 levels of water consumption have not been received. These will be reported on in the 2008/09 Annual Monitoring report.

### **Carbon Dioxide Emissions for Chichester District**

The DTI produces data on electricity and gas consumption within the District. To date figures are available for 2005 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)	No of Customers 2004	No of Customers 2005
1978	1728	92146	93800

Defra issued the 2006 CO2 data on the 18th September. As part of that they also revised the 'experimental' 2005 data. They are now comparable year on year but the 2003 and 2004 data remains as a different methodology and so are non-comparable

<b>Summary of Carbon Dioxide Emissions from the Chichester District 2005-06 (x1000 tonnes)</b>	<b>2005</b>	<b>2006</b>
Industrial, Commercial and Agriculture Electricity	155	162
Industrial, Commercial and Agriculture Gas	92	78
Industry and Commercial Oil	58	59
Industry and Commercial Other	30	33
Domestic Electricity	151	153
Domestic Gas	110	112
Domestic Other	12	11
Road Transport Petrol	171	161
Road Transport Diesel	139	140
Road Transport Other	2	2
Total Excluding Land Use	967	961

Land Use change: Note different methodology used in 2003	-57	-43
Population Count (thousands)	109	109
Emissions per capita including land use (tonnes)	8.3	8.4
Industrial Emissions per capita (tonnes)	3.1	3.0
Domestic Emissions per capita (tonnes)	2.9	3.0
Transport Emissions per capita (tonnes)	2.9	2.8

Over 900 thousand tonnes a year are emitted within the District. This is equivalent to 8.5 tonnes per person. Emissions from housing are 334,000 tonnes in 2004 and 314,000 tonnes in 2005, emissions from businesses are 343,000 tonnes in 2004 and 324,000 tonnes in 2005 and road transport emits 300,000 tonnes in 2004 and 345,000 tonnes in 2005. DEFRA have advised that due to differences in methodologies this data is not comparable year on year.

### **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.