

Chichester District Council

THE CABINET

6 March 2018

Authority's Monitoring Report 2016-2017

1. Contacts

Report Author

Kate Chapman - Planning Policy Officer

Telephone: 01243 534686

Email: kchapman@chichester.gov.uk

Cabinet Member

Susan Taylor – Cabinet Member for Planning Services

Telephone: 01243 514034

E-mail: sttaylor@chichester.gov.uk

2. Executive Summary

The purpose of this report is to present the Authority's Monitoring Report (AMR) that is published annually by the Council and is the main mechanism for assessing the performance, implementation and outcomes of the Local Plan

The AMR covers the period 1 April 2016 to 31 March 2017. It presents an update on progress of the preparation of the Local Plan Review and other related documents and an assessment of planning policy performance based on key and local indicators. It also provides an update on neighbourhood plans and actions undertaken to meet the statutory Duty to Cooperate. The number and amount of community infrastructure levy contributions received and Section 106 agreements are also included.

The AMR covers the Chichester Local Plan area only, so excludes the part of the District within the National Park.

The key recommendation from this report will enable the AMR to be published as the Council's Monitoring Report for 1 April 2016 to 31 March 2017.

3. Recommendation

3.1 That the Cabinet approves publication of the Authority's Monitoring Report 2016-2017 on Chichester District Council's website.

4. Background

4.1 The Authority's Monitoring Report (AMR) is published annually by the Council and is the main mechanism for assessing the performance, implementation and outcomes of the Local Plan. A copy of the AMR for 2016-17 is appended to this report.

- 4.2 The AMR covers the period 1 April 2016 to 31 March 2017, although significant events occurring since 31 March 2017 are also noted. The AMR presents an update on progress of preparation of the Local Plan Review and other related documents and an assessment of planning policy performance based on key and local indicators. In addition, the AMR provides an update on the progress of neighbourhood plans and actions undertaken to meet the statutory Duty to Cooperate. The number and amount of community infrastructure contributions received through the Community Infrastructure Levy (CIL) receipts and Section 106 agreements are also included.
- 4.3 This report uses the monitoring framework of the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan).
- 4.4 The AMR covers the Chichester Local Plan area only, so excludes the part of the District within the National Park. However, the data for two policy indicators (EN1 and EN6) in the 'Policy Indicators - Environment' section of the AMR relate to the whole of Chichester District (including the National Park). In addition, one of the policy indicators (EN3) in the 'Policy Indicators - Environment section' covers a section of the Solent shoreline, and includes data from one site (Warblington) located outside the district due to set survey routes.

5. Outcomes to be Achieved

- 5.1 The AMR has been prepared to comply with a statutory requirement set out in the Localism Act 2011. Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, details of any neighbourhood development order or neighbourhood development plan within the Plan area and details on all CIL receipts or expenditure. It also needs to report activity relating to the duty to cooperate and show how the implementation of policies in the Local Plan is progressing. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the basic information the reports must contain, although local authorities have discretion to include any other useful information relating to planning policy preparation and performance. The AMR should report on actions necessary as a result of monitoring of policies.

6. Proposal

- 6.1 This report seeks member approval to publish the AMR 2016-17 on the Council's website. More generally, it updates Members on the performance against key and local planning policy indicators over this period. Some key highlights from the AMR are summarised below.

Local Plan Progress

- The Council approved an updated Local Development Scheme (LDS) in January 2018, covering the Chichester Local Plan area. However, the LDS relevant to this AMR was published in May 2016.
- The Council has started work on a new Local Plan Review. The first stage of consultation (Issues and Options) took place between 22 June and 3 August

2017 seeking comments and information that would help to develop a draft strategy and policies to be included.

- The Site Allocation Development Plan Document was submitted to the Secretary of State in March 2017. The Examination Hearings were undertaken in September 2017. The Council is required to consult on any proposed modifications the Inspector considers necessary to ensure the Site Allocation DPD is sound prior to adoption. Further proposed main and minor modifications were approved by Council for public consultation in January 2018. The public consultation period will run for six weeks from 1 February to 16 March 2018.
- The Council prepared two Supplementary Planning Documents (SPDs). The Surface Water and Foul Drainage SPD was adopted by the Council in December 2016 and the Joint Chichester Harbour AONB SPD was adopted by the Council in May 2017.

Neighbourhood Plans

- A total of 21 parishes within, or partly within, the Chichester Local Plan area are subject to Neighbourhood Plan Area Designations. No further areas were designated during the year 2016/17.
- Four neighbourhood plans were 'made' (Birdham, Bosham, Chidham and Hambrook and Wisborough Green) in the monitoring period. To date a total of 9 neighbourhood plans have been 'made'.

Community Infrastructure Contributions

- Between 1 April 2016 to 31 March 2017, total CIL receipts equated to £775,847.85 and total CIL expenditure equated to £18,368.90.
- Between 1 April 2016 and 31 March 2017, 79 Section 106 agreements and Unilateral Undertakings were signed related to planning permissions granted in the Chichester Local Plan Area, setting out District Council contributions totalling £1,803,124. In addition, contributions were also agreed towards West Sussex County Council services and Highways England.

Economy

- Employment floorspace completions in 2016-17 (Use Classes B1-B8) totalled 9,610 sq.m (gross), or 9,462 sq.m (net). The annual completions figure showed a slight decrease compared to the 2015-2016 figure. Overall a total of 41,788 sq.m gross (33,8.3 sq.m net) has been completed in the Local Plan area over the period 2012-2017.
- During the year, progress was made towards meeting the Local Plan target to provide 25 hectares of additional employment land on several of the allocated sites. Phase 1 of development at Glenmore Business Park is now complete and occupied, and construction has now started on Phase 2. Construction has also been completed at Plot 12, Terminus Road.

Housing and Neighbourhoods

- A total of 439 net dwellings were completed in the year to 31 March 2017, which exceeds the Local Plan housing requirement of 435 net dwellings per year. There remains a cumulative shortfall of 369 net dwellings since the Plan monitoring base date of 1 April 2012, but this is expected to be addressed through a combination of housing completions, identified housing commitments (e.g. outstanding planning permissions) and additional housing allocated in the Chichester Local Plan and Neighbourhood Plans.
- The updated Local Plan housing trajectory identifies the potential delivery of a total of 8,028 net dwellings over the period 2012-2029, which comfortably exceeds the Local Plan requirement of 7,388 dwellings.
- The National Planning Policy Framework (NPPF) sets a requirement to maintain a five year supply of deliverable housing sites. Over the period 2018-2023 there is a requirement to deliver 2,964 net dwellings (taking account of the shortfall from previous years and the addition of a 20% buffer as required in the NPPF). There is a current supply of 3,503 net dwellings expected to come forward during the 5-year period, giving a potential surplus of 175 net dwellings (equivalent to 5.3 years housing supply).
- Considerable progress is being made towards future housing delivery at the Strategic Development Locations (SDLs) allocated in the Local Plan. Development of the first phase of 398 dwellings has commenced at Shopwyke Lakes, with the remainder of the total of 585 dwellings having outline permission (and part having a resolution to grant outline permission subject to a S106 agreement). Outline permission has also been granted for up to 300 dwellings on land between Stane Street and Madgwick Lane, Westhampnett comprising the first phase of development at the Westhampnett/ North East Chichester SDL.
- At the Settlement Hubs, all of the remaining strategic housing requirement now has planning permission, with the majority of development now underway or expected to commence shortly.
- A total of 157 affordable homes were completed in the Local Plan area over the year 2016-17. In the period since 1 April 2012, affordable housing has provided around 29% of all net dwellings completed.

Environment

- In Chichester District (including the National Park), 52.1% of Sites of Special Scientific Interest (SSSI) units are considered to be in a favourable condition, which is similar to the overall County figure of 52.0%. Of the SSSI units in the District assessed as being in unfavourable condition, 99 are categorised as recovering against, only 4 assessed to be declining, with a further 1 unit showing no change. These figures meet Natural England's target that 95% of the SSSI area should be in favourable or recovering condition.
- Data and information relating to recreational disturbance within the Chichester Harbour and Pagham Harbour Special Protection Areas, nitrogen levels in the

three Air Quality Management Areas, Conservation Area Character Appraisals, carbon dioxide emissions and changes in areas of biodiversity importance are also presented in the Policy Indicator-Environment section of the AMR.

Strategic Infrastructure

- Over the year to 31 March 2017, no planning applications were granted permission contrary to the advice of the Environment Agency on flooding or water quality grounds.

7. Alternatives Considered

- 7.1 No alternative has been considered since preparation of the AMR is a statutory requirement for all local planning authorities.

8. Resource and Legal Implications

- 8.1 None beyond the in house staff resources necessary to produce this document.

9. Consultation

- 9.1 No consultation is required as the AMR is intended purely for monitoring and information purposes. It is not a policy document.

10. Community Impact and Corporate Risks

- 10.1 One of the main purposes of preparing an AMR is to provide updated information for communities and interested parties on planning policy performance.

11. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder		✓
Climate Change		✓
Human Rights and Equality Impact		✓
Safeguarding		✓
Other (please specify)		✓

12. Appendices

- 12.1 Chichester District Council Authority's Monitoring Report 2016-2017

13. Background Papers

- 13.1 None