

# Chichester District Council

THE CABINET

5 February 2019

## Authority's Monitoring Report 2017-2018

### 1. Contacts

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### 2. Executive Summary

This report summarises information from the Authority's Monitoring Report for 2017-2018 including progress on the preparation of development plans and neighbourhood plans, housing delivery, CIL and section 106 receipts, and working with partners under the Duty to Cooperate. The report shows that 557 new dwellings were completed during 2017-2018 compared with an annual target of 435, which makes up some of the previous shortfall. The housing trajectory anticipates housing delivery will meet the requirement over the plan period.

### 3. Recommendation

- 3.1 **That the Cabinet approves the publication of the Authority's Monitoring Report 2017-2018 on Chichester District Council's website.**

### 4. Background

- 4.1 The Authority's Monitoring Report (AMR) is published annually by Chichester District Council and is the main mechanism for assessing the performance, implementation and outcomes of the Local Plan. The AMR for 2017-2018 is appended to this report.
- 4.2 The AMR covers the period 1 April 2017 to 31 March 2018, although significant events occurring since 31 March 2018 are also noted. The AMR provides 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. The AMR also 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 presented.

- 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.
- 4.5 The AMR is prepared in line with a 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.

## **5. Outcomes to be Achieved**

- 5.1 The preparation of the AMR ensures that policies in the adopted Local Plan are effectively monitored and any necessary actions are identified. The AMR should also report on actions necessary as a result of monitoring of policies.

## **6. Proposal**

- 6.1 This report seeks Cabinet's approval to publish the AMR 2017-18 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 updates to the Local Development Scheme (LDS) covering the Chichester Local Plan area in January and November 2018. However, the LDS most relevant to this AMR was published in June 2017.
- 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. The next stage of consultation, on Preferred Options, began on 13 December 2018 and runs until 7 February 2019.
- The Site Allocation Development Plan Document (DPD) was submitted to the Secretary of State in March 2017 with Examination Hearings in September 2017. Consultation on proposed main and minor modifications required by the inspector to make the plan sound took place for six weeks from 1 February to 16 March 2018. In light of a European Court of Justice decision on Habitats Regulation Assessments (the Sweetman case) the Council then undertook and

consulted on a Habitats Regulation/Appropriate Assessment during August 2018. The Site Allocation DPD was adopted in January 2019.

- The Joint Chichester Harbour AONB Supplementary Planning Document, prepared together with the Chichester Harbour Conservancy and Havant Borough Council 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 2017/18.
- Westbourne's neighbourhood plan was published for submission consultation in June/July 2017. No new neighbourhood plans were 'made' in the monitoring period. To date a total of 9 neighbourhood plans within the Chichester Local Plan area have been 'made'.

### Community Infrastructure Contributions

- Between 1 April 2017 to 31 March 2018, total CIL receipts equated to £2,852,376.37 and total CIL expenditure equated to £5,000, which was spent on enhancements to the Lavant Biodiversity Opportunity Area.
- The AMR provides information on the amount of CIL receipts passed on to the City and Parish Councils in the area.
- Between 1 April 2017 and 31 March 2018, 86 S106 agreements and Unilateral Undertakings were signed relating to planning permissions granted in the Chichester Local Plan Area, setting out District Council contributions totalling £200,416. Further contributions were also obtained towards West Sussex County Council services and specific obligations to enter into S278 agreements with Highways England to secure contributions towards improvements to the A27.

### Economy

- Employment floorspace completions in 2017-18 (Use Classes B1-B8) totalled 29,416.3 sq.m (gross), or 6,929.5 sq.m (net). The gross completions figure was much higher than that for 2016/17, largely due to a lawful development certificate application for an existing employment use at Leythorne Nursery, Runcton. Net completions were slightly lower. Overall a total of 71,204.3 sq.m gross (40,733 sq.m net) has been completed in the Local Plan area over the period 2012-2018.
- During the year, progress has been made towards meeting the Local Plan target to provide 25 hectares of additional employment land on several of the allocated sites. Phase 2 of development at Glenmore Business Park is now under construction. The Chichester Enterprise Centre is now open at Plot 12, Terminus Road.

- Most new floorspace was for office use, with completions at Terminus Road, Chichester and Southern Sidings, Stockbridge totalling 4300 sqm additional floorspace.

### Housing and Neighbourhoods

- A total of 557 net dwellings were completed in the year to 31 March 2018, which exceeds the Local Plan housing requirement of 435 net dwellings per year. There remains a cumulative shortfall of 247 net dwellings since the Plan monitoring base date of 1 April 2012, but as the rate of annual completions has been increasing this shortfall should be made up within the next 2 years.
- The updated Local Plan housing trajectory identifies the potential delivery of a total of 8,064 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. The Five Year Supply Statement is currently being finalised and will therefore be published separately to the AMR.
- Considerable progress is being made towards future housing delivery at the Strategic Development Locations (SDLs) allocated in the Local Plan, and at strategic sites at settlement hubs. Development of the first phase of 398 dwellings has commenced at Shopwhyke Lakes, with the remainder of the total of 585 dwellings having outline permission. Reserved matters have been approved in relation to the outline permission 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 West of Chichester, outline planning permission had been granted for the first phase of development (750 dwellings) subject to a s106 agreement. In total, 294 dwellings have been completed on strategic sites since 2012, comprising 78 at Shopwhyke, 33 at Southbourne, 107 at Selsey and 76 at East Wittering/Bracklesham.
- 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 167 affordable homes were completed in the Local Plan area over the year 2017-18. In the period since 1 April 2012, affordable housing has provided around 30% of all net dwellings completed which is in line with the plan target.

### Environment

- In Chichester District (including the National Park), 51.6% 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 51.7%. Of the SSSI units in the District assessed as being in unfavourable condition, 100 are categorised as recovering, 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 is also presented in the Policy Indicator-Environment section of the AMR. The nitrogen levels in the 3 AQMAs in Chichester have all decreased from the previous year although the level at St Pancras remained above the UK annual mean nitrogen dioxide objective level.

### Strategic Infrastructure

- Over the year to 31 March 2018, no planning applications were granted 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.

## **9. Consultation**

- 9.1 The AMR has been circulated to members of the Development Plan and Infrastructure Panel for comment. Any feedback will be reported verbally at the meeting.

## **10. Community Impact and Corporate Risks**

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**

<b>Are there any implications for the following?</b>		
	<b>Yes</b>	<b>No</b>
<b>Crime and Disorder</b>		X
<b>Climate Change and Biodiversity</b>		X
<b>Human Rights and Equality Impact</b>		X
<b>Safeguarding and Early Help</b>		X
<b>General Data Protection Regulations (GDPR)</b>		X
<b>Health and Wellbeing</b>		X
<b>Other</b>		X

## **12. Appendix**

12.1 Chichester District Council Authority's Monitoring Report 2017-2018.

## **13. Background Papers**

13.1 None.