

Chichester District Council

Cabinet

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Authority's Monitoring Report 2018-2019

1. Contacts

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2. Recommendation

- 2.1 That Cabinet approve the Authority's Monitoring Report 2018-2019 for publication.
- 2.2 That the Director of Planning and the Environment be authorised, following consultation with the Cabinet Member for Planning Services, to make any minor amendments to the Authority's Monitoring Report prior to its publication.

3. Background

- 3.1 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 2018-2019 is appended to this report.
- 3.2 The AMR covers the period 1 April 2018 to 31 March 2019, although significant events occurring since 31 March 2019 are also noted. The AMR is prepared in line with a requirement set out in the Localism Act 2011 for local planning authorities to publish annual information reporting progress with Local Plan preparation, details of any neighbourhood development order or neighbourhood development plan within the Plan area as well as details on all CIL receipts, expenditure and section 106 agreements. 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 using key indicators.
- 3.3 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the basic information authorities monitoring reports must contain, although local authorities have discretion to include any other useful information relating to planning policy preparation and performance. This report uses the monitoring framework contained in Appendix G of the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan).

- 3.4 The AMR covers the Chichester Local Plan area, so excludes that part of the District which falls within the South Downs 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. Outcomes to be Achieved

- 4.1 The preparation of the AMR ensures that policies in the adopted Local Plan are effectively monitored and indicates whether any changes need to be considered if a target has not been met.

5. Proposal

- 5.1 The purpose of this report is to update Members on performance against local planning policy indicators over the monitoring period and to seek member endorsement of the AMR 2018-19. Minor changes have been made to the AMR following the meeting of the Development Plan and Infrastructure Panel on 16 January 2020. These changes are to the sections relating to the A27, Waste Water and Section 106 financial contributions. Key highlights from the AMR are summarised below.

Local Plan Progress

- The Council approved an update to the Local Development Scheme (LDS) covering the Chichester Local Plan area in September 2019. However, the LDS versions most relevant to this AMR were published in January and November 2018.
- Following the responses received to the Preferred Approach stage of consultation between 13 December 2018 and 7 February 2019, additional evidence is now being prepared. Accordingly, the timetable for the Local Plan Review will continue to be revised as necessary.
- The Site Allocation Development Plan Document (DPD) which identifies non-strategic sites for housing, employment and other development requirements in conformity with the Chichester Local Plan, was adopted in January 2019.
- The timetable for the Noise and Air Quality Supplementary Planning Documents has been revised with consultation due to take place in spring 2020 with adoption in 2021.

Neighbourhood plans

- A total of 21 parishes within, or partly within, the Chichester Local Plan area are subject to Neighbourhood Plan Area Designations. Two areas, North Mundham and Sidlesham, were designated during the period April 2018 to March 2019.

- Consultation on the submission version of the Boxgrove neighbourhood plan took place between April and June 2018 whilst the Examiner's report on the Selsey neighbourhood plan was published in October 2018. 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 Levy Contributions

- Between 1 April 2018 and 31 March 2019, CIL receipts totalled £4,016,475.59 and total CIL expenditure equated to £48,158.00, which was spent on enhancements to the Lavant Biodiversity Opportunity Area and provision of wheelchair accessible paths and floating islands on the ponds at Brandy Hole Copse.
- The AMR provides information on the amount of CIL receipts passed to the City and Parish Councils in the area.
- Between 1 April 2018 and 31 March 2019, 125 Section 106 agreements and Unilateral Undertakings were signed relating to planning permissions granted in the Chichester Local Plan Area and providing for contributions to the District Council of £539,332 with almost £400,000 spent on recreational mitigation at Chichester and Pagham Harbours. Further contributions were also obtained towards West Sussex County Council services and specific obligations to enter into Section 278 agreements with Highways England to secure contributions towards improvements to the A27. The sum of £1,664,005 was secured in relation to the A27 for Highways England.

Economy

- Employment floorspace completions in 2018-19 (Use Classes B1-B8) totalled 22,775.8 sq.m (gross), or 20,101.8 sq.m (net). Completions were much higher than the average in recent years largely due to almost 10,000 sqm of additional floorspace at Portfield Quarry (Glenmore Business Park). Overall, a total of 93,980.1 sq.m gross (60,834.8 sq.m net) has been completed in the Local Plan area over the period 2012-2019.
- Progress has been made on several allocated sites, in particular, development at Glenmore Business Park progressed with 43 units completed between 2018 and 2019. B1 office space amounting to 680 sqm has also been completed at Ellis Square in Selsey.
- Glasshouse permissions were granted within Sidlesham and Runcton HDAs during the monitoring period.
- Primary shopping frontages in non-A1 use within Chichester Centre slightly exceeded the target 25% during the monitoring period. The monitoring framework will trigger a review of policy if the target is exceeded by 10%.

Housing and Neighbourhoods

- The National Planning Policy Framework (NPPF) sets a requirement to maintain a five year supply of deliverable housing sites. The Five Year Supply Statement

which includes the housing trajectory has been published on the Council website.

- The adopted Local Plan makes provision to deliver a total of 7,388 additional dwellings over the period 2012-2029. A total of 654 net dwellings were completed in the year to 31 March 2019 which significantly exceeds the Local Plan housing requirement of 435 net dwellings per year. There remains a cumulative shortfall of 28 net dwellings since the Plan monitoring base date of 1 April 2012, but as the rate of annual completions is expected to continue to increase, this shortfall should be overcome within the next year.
- 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 is under construction at Shopwhyke Lakes, with the remainder of the total of 585 dwellings having outline permission. Development of 300 dwellings on land between Stane Street and Madgwick Lane, Westhampnett has commenced (Westhampnett/North East Chichester SDL). At West of Chichester, outline planning permission was granted in April 2018 for the first phase of development (750 dwellings) with reserved matters in respect of appearance, landscaping, layout, scale, SANGs land, primary road, surface drainage and utilities routing all approved in December 2018. Reserved matters for 73 dwellings and 91 dwellings were permitted in October and November 2019 respectively. The Council has now selected a development partner in order to bring forward delivery of development at the Tangmere strategic site. In total, 495 dwellings have been completed on strategic sites since 2012.
- At the Settlement Hubs, all of the remaining strategic housing requirement now has planning permission with the majority of developments underway or expected to commence shortly. During the year to 31 March 2019, a total of 314 net dwellings were completed on parish housing sites. This brings the total completions on parish sites since the start of the Local Plan period to 882 net dwellings, with a total of 212 dwellings remaining to be delivered. Actual recorded net completions on sites of less than 6 dwellings since 1 April 2012 has averaged 60 dwellings per year, well in excess of the Local Plan target.
- A total of 145 affordable homes were completed in the Local Plan area over the year 2018-19. In the period since 1 April 2012, a net total of 830 affordable dwellings have been built representing around 30% of all net dwellings completed which is in line with the Plan target.
- During the monitoring period, 2 sites were granted permanent planning permission for gypsy and traveller pitches with a total of 60 gypsy and traveller pitches being granted permanent planning permission in the Plan area since 2012. A further 8 pitches have been granted permanent planning permission since the end of the monitoring period.

Environment

- In Chichester District (including the National Park), 51.6% of Sites of Special Scientific Interest (SSSI) are considered to be in a favourable condition, which is similar to the overall West Sussex County figure of 51.4%. Of the SSSI in the

District assessed as being in unfavourable condition, 84 are categorised as recovering, 3 assessed to be declining, with a further 18 units showing no change. Parts of the Chichester Harbour SSSI were reclassified from unfavourable recovering to unfavourable no change in February 2019. Overall 90.3% of the SSSI area is in favourable or recovering condition, falling slightly short of achieving the Natural England target of 95%. The District Council is working closely with Natural England and other partners including the Chichester Water Quality Group to determine the best way to address this, both through planning policy and when considering planning applications.

- Data and information relating to recreational disturbance within the Chichester and Pagham Harbour Special Protection Areas; nitrogen levels in the three Air Quality Management Areas (AQMA); 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. Of note, the nitrogen levels in two AQMAs have either stayed the same (Orchard Street) or decreased (Stockbridge) though one AQMA has increased slightly (St Pancras). The trend in domestic carbon dioxide emissions reveals domestic emissions fell over the three year period whilst transport emissions steadily increased. However, overall, carbon dioxide emissions did decline.

Strategic Infrastructure

- Over the year to 31 March 2019, the Environment Agency continued to be consulted on all relevant planning applications. Initial objections made by the EA were usually addressed through incorporating their recommended conditions into planning decisions. Only one application (ref: 19/00223/DOC) for the discharge of conditions relating to surface water quality was approved despite the EA resolving not to recommend the condition to be discharged. Details received by the applicant were considered by the Council to be acceptable with regard to the development permitted.

6. Alternatives Considered

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

7. Resource and Legal Implications

- 7.1 The AMR is prepared using the resources within the Planning Policy team.

8. Consultation

- 8.1 None.

9. Community Impact and Corporate Risks

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

10. Other Implications

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

11. Appendix

11.1 Chichester District Council Authority's Monitoring Report 2018-2019.

12. Background Papers

12.1 None.