

Chichester District Council

Cabinet

2 March 2021

Authority's Monitoring Report 2019-2020

1. Contacts

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2. Recommendation

- 2.1 That Cabinet approve the Authority's Monitoring Report 2019-2020 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 2019-2020 is appended to this report.
- 3.2 The AMR covers the period 1 April 2019 to 31 March 2020, although significant events occurring since 31 March 2020 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 and 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 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 South Downs 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.
- 3.5 Following consideration of the draft AMR by the Development Plan and Infrastructure Panel, a number of changes were made to the document in response to Member comments. They are all incorporated in the revision of the AMR which accompanies this report.

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 2019-20. 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.
- In light of the responses received to the Preferred Approach stage of consultation between 13 December 2018 and 7 February 2019, a report was made to Council in December 2019 setting out the main issues raised and considering a way forward. Additional evidence work was undertaken on identified key issues to inform a revised development strategy to meet future development needs. Further work is now being undertaken to test the implications of this emerging development strategy before publication and submission of the revised Local Plan Review. A revised timetable will be reflected in the next iteration of the Local Development Scheme.
- A review of the Site Allocation Development Plan Document (DPD) which identifies non-strategic sites for housing, employment and other development requirements is planned to commence following adoption of the Chichester Local Plan Review.

Neighbourhood plans

- A total of 23 parishes within, or partly within, the Chichester Local Plan area are subject to Neighbourhood Plan Area Designations. Chichester City was the most recently designated in October 2019.
- The Examiner's report on Boxgrove's neighbourhood plan was published in January 2020 whilst West Wittering held their Pre-submission Consultation in February 2020. Plaistow and Ifold also held their submission consultation in February 2020 although this was subsequently repeated in September 2020. 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

- As a result of changes to the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, Local Authorities which have adopted the CIL are now required to produce an annual Infrastructure Funding Statement (IFS). This annual Infrastructure Funding Statement is published on the Council's website and covers CIL and S106 contributions and spending for the twelve months up to the 31 March 2020.

Economy

- Employment floorspace completions in 2019-20 (Use Classes B1-B8) totalled 3,999 sq.m (gross), or 2,632 sq.m (net). Overall, a total of 97,979.1 sq.m gross (63,466.3 sq.m net) has been completed in the Local Plan area over the period 2012-2020.
- Progress has been made on several allocated sites, in particular, at the Tangmere Strategic Employment Land allocation at Chichester Business Park where a further 8,700 sq.m flexible B1(c) and/or B8 uses was granted planning permission in October 2019.
- Whilst no glasshouse permissions were granted during the monitoring period, the Council did permit four reservoirs and a largescale soft fruit polytunnel development covering approximately 5 hectares, all located outside of the designated Horticultural Development Areas (HDAs).
- Primary shopping frontages in non-A1 use within Chichester Centre only 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 adopted Local Plan makes provision to deliver a total of 7,388 additional dwellings over the period 2012-2029. A total of 503 net dwellings were completed in the year to 31 March 2020. This significantly exceeds the Local Plan housing requirement of 435 net dwellings per year and is the fifth successive year that housing completions have exceeded the Plan housing target thus removing any previous shortfall in delivery.

- Considerable progress is being made towards future housing delivery at the majority of the strategic sites. Development of the first phase of 398 dwellings is under construction at Shopwhyke Lakes, with reserved matters permitted for the remainder of the allocation of 500 dwellings. Since Local Plan adoption, a further 85 dwellings have been granted outline planning permission, bringing the total on site to 585 dwellings. 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 447 dwellings have also since been permitted. In relation to the Tangmere strategic site, the Council entered into a Development Agreement with Countryside Properties (UK) Limited in February 2019 and a Masterplan for the proposed development of the Tangmere Strategic Development Location was subsequently presented to and endorsed by the Planning Committee in January 2020. The Council formally made the Tangmere Compulsory Purchase Order on 28 October 2020 to ensure delivery of the development with the Order submitted to the Secretary of State in November 2020. In total, 746 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 2020, a total of 112 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 1000 net dwellings, with a total of 182 dwellings remaining to be delivered, 55 dwellings are currently under construction. 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 140 affordable homes were completed in the Local Plan area over the year 2019-20. In the period since 1 April 2012, a net total of 970 affordable dwellings have been built representing around 28% of all net dwellings completed, slightly below the Local Plan target of 30%.
- During the monitoring period, 5 sites were granted permanent planning permission for gypsy and traveller pitches and 1 site was granted permanent planning for a travelling showpeople plot. A total of 78 gypsy and traveller pitches and 19 travelling showpeople plots have been granted permanent planning permission in the Plan area since 2012. A further 5 gypsy and traveller pitches have been granted permanent planning permission since the end of the monitoring period.

Environment

- In Chichester District (including the National Park), 49.3% 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 50%. Of the SSSI in the District assessed as being in unfavourable condition, 82 are categorised as recovering, 24 assessed to be declining, with a further 4 units showing no

change. Parts of the Chichester Harbour SSSI were reclassified from unfavourable recovering to unfavourable no change in February 2019. Overall 87.1% 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 and the Partnership for South Hampshire Water Quality Group to determine the best way to address this, both through planning policy and when considering planning applications. Certain types of new development must now be nutrient neutral to avoid detrimental harm to Chichester Harbour's ecology and conservation and the Council has published guidance on its website on achieving nutrient neutrality, including a nutrient budget calculator together with advice on mitigation solutions where development is unable to achieve nutrient neutrality.

- Air quality monitoring data indicates that annual mean Nitrogen Dioxide concentrations continue to improve in Chichester District. Air quality at the Orchard Street and A27 Stockbridge roundabout AQMA are increasingly compliant with the annual mean standard and despite air quality in the St Pancras AQMA being non-compliant, computerised air quality modelling commissioned by the Council suggests it will become compliant in the life of the revised Local Plan. Carbon dioxide emissions for Chichester District from industry and commercial, domestic and transport sectors have all declined since 2016.
- Over the year to 31 March 2020, the Environment Agency continued to be consulted on all relevant planning applications with any objections made by the EA being addressed through incorporating their recommended conditions into planning decisions.

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 Departments within the District Council as well as relevant external organisations have been consulted to obtain data necessary for the preparation of this report.

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 2019-2020.

12. Background Papers

12.1 None.