

Chichester District Council

Cabinet

1 March 2022

Authority's Monitoring Report 2020-2021

1. Contacts

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2. Recommendation

- 2.1 That Cabinet approve the Authority's Monitoring Report 1st April 2020 – 31st March 2021 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 2020-2021 is appended to this report.
- 3.2 The AMR covers the period 1 April 2020 to 31 March 2021, although significant events occurring since 31 March 2021 are also noted including an update on progress with the Local Plan preparation as discussed with members in October and January briefings. 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, neighbourhood plan details and CIL information. 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 that AMRs 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 AMR by the Development Plan and Infrastructure Panel on 26 January 2022, a few minor 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 1 April 2020 to 31 March 2021, as well as developments in key planning policy matters. The report seeks Members' endorsement of the AMR 2020-21 for publication on the council's website. Key highlights from the AMR are summarised below.

Headline AMR Issues

- The AMR reports on the current approach to housing development detailing housing need for the plan area based on the Government's standard housing method. Since 15th July 2020, the adopted Local Plan became 5 years old, and from that date the Council's five-year supply has been assessed against the standard methodology. The Council's five-year housing land supply assessment as at 1st April 2021 reports 5.3 years of housing supply.
- The AMR provides an update on the position with the A27 upgrade particularly in relation to mitigation measures and feasibility work which have been the subject of recent member briefings. The AMR also details key developments in the treatment of wastewater in the local plan area such as the Statement of Common Ground with Southern Water and the Environment Agency and how the issue of nutrient neutrality affects new development proposals that discharge into Chichester Harbour.
- The AMR reports on the progress with the Tangmere Compulsory Purchase Order and that it has now been confirmed by the Inspector. The CPO was subject to a 6-week judicial review period which ended on 3 February 2022.

Local Plan Progress

- The Council approved an update to the Local Development Scheme (LDS) covering the Chichester Local Plan area on 12 March 2021. However, due to the further work required prior to the next stage of consultation associated with the

A27, revised development distribution and the Duty to Co-operate (as discussed with members), timescales for the production of the Local Plan Review have been updated and are reflected in this AMR.

- Following the Council report on “strategic infrastructure and way forward” in July 2021, further key areas of work were identified to support the soundness of the plan prior to publication of the Local Plan Review at Regulation 19. These further steps in the plan production process are also being progressed as a result of advice received from the Planning Inspectorate in the Summer of 2021. It is critical that further work associated with confirming a deliverable package of mitigation for the A27, a further review of housing development options across the plan area, and the requirements of the duty to co-operate are met before publication of the next stage of the Local Plan review.
- Further work to test the implications of a revised development strategy is being undertaken in autumn/winter 2021/22 alongside the duty to co-operate engagement with neighbouring authorities. The next stage of consultation (Reg 19) of the Local Plan is planned for summer 2022 with submission of the Plan intended in autumn 2022 and examination commencing in early 2023.
- 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.
- A Pitch Delivery Assessment was commissioned to support and inform the Gypsy, Traveller and Travelling Showpeople DPD. This work is very close to being finalised and an updated timetable for the DPD will appear in the next iteration of the LDS.

Neighbourhood plans

- A total of 25 parishes within, or partly within, the Chichester Local Plan area are subject to Neighbourhood Plan Area Designations. Oving and Funtington were the most recently designated in March and April 2021 respectively.
- The neighbourhood plans for Hunston, Plaistow & Ifold and Southbourne are all at Examination whilst Loxwood, West Wittering and Wisborough Green have all held their Pre-submission Consultations.
- No new neighbourhood plans were ‘made’ in the monitoring period. To date a total of 12 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 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 2021.

Duty to Cooperate

- The Council has continued to engage with neighbouring authorities regarding the status of the Local Plan review and next steps associated with the A27 mitigation strategy, revised development strategy and the ability of those authorities to accommodate unmet housing need for the Chichester Plan area based on the government's standard method housing figure. The most recent engagement was in December 2021 through written correspondence to neighbouring authorities and to those authorities that share a housing market area.
- In relation to Bird Aware Solent, in September 2020, Bird Aware Solent was bestowed the honour of "best sustainability campaign in the public sector" by the Institute of Environmental Management and Assessment (IEMA) and in November 2020, the organisation was presented with a 'highly commended' accolade for its social media activity at the international awards ceremony 'Drum Social Media Awards'.
- The Council has also carried out joint work with Coastal West Sussex authorities on gypsy and traveller needs; continues to have discussions with Havant Borough Council in relation to strategic transport and wastewater issues and has been working with the wider Partnership for South Hampshire (PfSH) in relation to nitrates. The Council also collaborates with other statutory bodies including National Highways, the Environment Agency, Natural England, Historic England, Southern Water and the Chichester Harbour Conservancy as well as attending regular meetings at the Chichester Water Quality Group.

Economy

- Employment floorspace completions in 2020-21 (Use Classes B1-B8) totalled 3,988.10 sq.m (gross), or 3,485 sq.m (net). Overall, a total of 101,527.20 sq.m gross (67,149.90 sq.m net) has been completed in the Local Plan area over the period 2012-2021.
- In relation to the allocated employment sites, there has been no further employment development since the last monitoring period and in relation to horticultural glasshouse development, the Council did not grant any planning permission for such development during the monitoring period. Non-retail uses in primary shopping frontages uses within Chichester Centre continued to slightly exceed the adopted Local Plan target of 25% during the monitoring period.

Housing and Neighbourhoods

- The adopted Local Plan makes provision to deliver a total of 7,388 additional dwellings over the period 2012-2029 amounting to an average of 435 homes per year. Housing completions over the monitoring period totalled the equivalent of

461 net dwellings. The NPPF sets a requirement to maintain a five-year supply of deliverable housing sites. On 15th July 2020, the adopted Local Plan became 5 years old, and from that date the Council's five-year supply had to be assessed against the standard methodology for assessing housing need. This increased housing need from 435 to 634 dwellings per annum. This increase meant that actual housing completions fell short of the requirement of 568 dwellings for the monitoring year (4 months local plan requirement/8 months standard methodology), creating an overall shortfall for the period 2012-2021 of 67 dwellings.

- Considerable progress is being made towards future housing delivery at the majority of the strategic sites. The Local Plan allocates land to deliver a total of 3,250 homes at Strategic Development Locations (SDLs) and provides for a further 630 homes on strategic sites to be identified at the settlement hubs.
- In relation to the SDLs, Shopwyke, Westhampnett/North East Chichester and West of Chichester are all under construction. Phase 2 of Westhampnett/North East Chichester has reserved matters planning permission for the remaining 200 dwellings. Phase 2 of West of Chichester has 850 dwellings remaining without planning permission. With regards to the Tangmere strategic site, an outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings was reported to the Planning Committee on 31 March 2021 where it was resolved to grant outline permission subject to completion of the Section 106 Agreement.
- At the Settlement Hubs, all the remaining strategic housing requirement now has planning permission with the majority of developments underway or expected to commence shortly. In total, 967 dwellings have been completed on strategic sites since 2012 – this number is a reflection of the longer planning lead times needed to bring forward larger housing developments.
- During the year to 31 March 2021, a total of 101 net dwellings were completed on parish housing sites bringing the total completions on parish sites since the start of the Local Plan period to 1086 net dwellings. A total of 860 parish homes were planned to 2029. Actual recorded net dwellings completed on sites of less than 5 dwellings in the monitoring year across the Local Plan area total 13. This figure is much lower than previous years since many small sites could not be visited to record completions due to Covid-19 restrictions.
- A total of 148 affordable homes were completed in the Local Plan area over the year 2020-21. In the period since 1 April 2012, a net total of 1118 affordable dwellings have been built representing 30.1% of all net dwellings completed, meeting the Local Plan target of 30%.
- During the monitoring period, 5 sites were granted permanent planning permission for 7 gypsy and traveller pitches and 1 site was granted permanent planning permission for a travelling showpeople plot. A total of 85 gypsy and traveller pitches and 20 travelling showpeople plots have been granted permanent planning permission in the Plan area since 2012.

Environment

- In Chichester District (including the National Park), 44.2% 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 45.8%. Of the SSSI in the District assessed as being in unfavourable condition, 83 are categorised as recovering, 34 assessed to be declining, with a further 4 units showing no change. Overall, 82.4% of the SSSI area is in favourable or recovering condition, falling 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.
- The AMR reports that in relation to visitor number and activities impacting on recreation disturbance within Chichester and Langstone Harbours, that car park survey data for 2020/21 shows a 24% increase in car parking on the previous 2018/19 data and indicates a year-on-year increase in levels of car parking at or near the coast.
- In 2021, the Selsey and Fishbourne Conservation Area Character Appraisals were being updated along with Article 4 Directions for both areas and will be put forward for adoption in the first half of 2022. An amendment to the Westbourne Conservation Area Character Appraisal is currently under review and will be progressed in the first half of 2022.
- Air quality monitoring data indicates that annual mean Nitrogen Dioxide concentrations continue to improve in Chichester District. Air quality at all three of the AQMAs in the local plan area was compliant with the annual mean standard although the data reflects reduced traffic flows during 2020 due to Covid-19. In relation to carbon dioxide emissions, there has also been an overall decline for Chichester District since 2016.

Strategic Infrastructure

- Over the year to 31 March 2021, the Environment Agency continued to be consulted on all relevant planning applications with any objections made by the EA being addressed through flood risk assessments and/or 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

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 2020-2021.

12. Background Papers

- 12.1 None.