

Chichester District Council

Development Plan and Infrastructure Panel

28 February 2024

Authority's Monitoring Report 2022-2023

1. Contacts

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2. Recommendation

2.1 That the Development Plan and Infrastructure Panel notes the Authority's Monitoring Report 2022-2023.

2.2 That the Director of Planning and the Environment be authorised, following consultation with the Cabinet Member for Planning, 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 2022-2023 is appended to this report.

3.2 This AMR covers the period 1 April 2022 to 31 March 2023, although significant events occurring since 31 March 2023 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, 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.

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 the Panel on performance against local planning policy indicators over the monitoring period 1 April 2022 to 31 March 2023, as well as developments in key planning policy matters. 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. The AMR refers to the Interim Policy Statement for Housing to guide housing development in the plan area until the new local plan is adopted and highlights the work being undertaken to finalise the level of housing for the new local plan. The AMR provides an update on the position in relation to A27 mitigation, namely the work being carried out to identify the transport improvements that are capable of being delivered over the new local plan period as well as the approach to securing development contributions including the new A27 Chichester Bypass Mitigation Supplementary Planning Document. In respect of wastewater, the AMR refers to the Statement of Common Ground with Southern Water and the Environment Agency which sets out the process for identifying ways to treat additional wastewater arising from new development, as well as Southern Water's Drainage and Wastewater Management Plan published last year. The issues of nutrient neutrality in Chichester Harbour and water neutrality in the North of the District are also referred to. The AMR reports on the current situation with the Tangmere Compulsory Purchase Orders (CPOs) and particularly, the public inquiry into the second CPO in December 2023.

Local Plan Progress

- The Council approved an update to the Local Development Scheme (LDS) covering the Chichester Local Plan area on 24 January 2023. However, due to the further work required to address the issues raised in the responses in the Regulation 19 consultation, including meeting with key stakeholders and ministers and finalising further critical evidence, the timetable for submission to the Secretary of State has not been achieved.

Neighbourhood plans

- A total of 25 parishes within, or partly within, the Chichester Local Plan area are subject to Neighbourhood Plan Area Designations. The neighbourhood plan for West Wittering was 'made' within the monitoring year whilst the Southbourne Modified Neighbourhood Plan referendum was held on 25 January 2024. To date, a total of 13 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 2023.

Duty to Cooperate

- The Council has continued to engage with neighbouring authorities and statutory organisations throughout the emerging Local Plan process on a number of strategic cross-boundary matters. Statements of Common Ground are being progressed detailing the joint working on these strategic matters and any agreement reached with relevant organisations. These Statements of Common Ground, as and when produced, appear on the Council's website.

Policy Indicators

- **The Economy:** Employment floorspace completions for the monitoring period in 2022-23 (Use Classes E(g), B2 and B8) totalled 3,411 sq.m (gross), or 3,027 sq.m (net). Overall, a total of 110,604.20 sq.m gross (66,314.30 sq.m net) has been completed in the Local Plan area over the period 2012-2023. In relation to horticultural development, the Council granted planning permission within Runcton Horticultural Development Area (HDA) for an agricultural building and within Sidlesham HDA for a replacement glasshouse. Outside of the HDAs, horticultural development included a packhouse extension, ancillary buildings, polytunnel development and replacement glasshouses.

In respect of non-retail uses in primary shopping frontages within Chichester Centre, these continue to exceed the adopted Local Plan target of 25% rising to 29% during the monitoring period.

- **Housing and Neighbourhoods:** Housing completions over the monitoring period totalled the equivalent of 904 net dwellings with 140 net dwellings completed on parish sites. In total, 1,365 net dwellings have been completed on parish sites and 1,826 dwellings have been completed on strategic sites since the start of the plan period. In relation to windfall housing development, 44 dwellings were delivered on sites of less than 5 dwellings during the monitoring year whilst a total of 294 affordable homes were completed over the year 2022-23. In the period since 1 April 2012, a net total of 1639 affordable dwellings have been built representing 30% of all net dwellings completed, in line with the Local Plan target of 30%. During the monitoring period, 2 sites were granted permanent planning permission for 3 gypsy and traveller pitches. A total of 90 gypsy and traveller pitches and 20 travelling showpeople plots have been granted permanent planning permission since 2012.
- **Environment:** In Chichester District (including the National Park), 38.7% of Sites of Special Scientific Interest (SSSI) are considered to be in a favourable condition, close to the overall West Sussex County figure of 41.6%. Overall, 75.1% of the SSSI area is in favourable or recovering condition, falling short of achieving the Natural England target of 95%. The District Council continues to work 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. Air quality monitoring data for Chichester District up to 2023 indicates that annual mean Nitrogen Dioxide concentrations continue to reduce whilst the latest data in relation to carbon dioxide emissions, shows a steady decline.
- **Strategic Infrastructure:** Over the monitoring year, the Environment Agency continued to be consulted on all relevant planning applications with any advice received incorporated into planning permissions as conditions or informatives.

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 Appendix A Chichester District Council Authority's Monitoring Report 2022-2023.

12. Background Papers

12.1 None.