

Chichester District Council

CABINET

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Authority's Monitoring Report 2014-2015

1. Contacts

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2. Recommendation (from Development Plans and Infrastructure Panel)

2.1 That the Authority's Monitoring Report 2014-2015 be published on Chichester District Council's website.

3. Background

3.1 The Authority's Monitoring Report (AMR) is published annually by the Council and is the main mechanism for assessing the performance, implementation and effects of the Local Plan. A copy of the draft AMR for 2014-15 is appended to this report.

3.2 The AMR covers the period 1 April 2014 to 31 March 2015, although significant events occurring since 31 March 2015 are also noted. The AMR presents an update on progress on preparation of the Local Plan and other related documents, and an assessment of planning policy performance based on output indicators.

3.3 The latest AMR continues to use the same output indicators as used in earlier AMRs, which provides continuity with the previously reported data. A revised monitoring framework has been included in the Chichester Local Plan: Key Policies 2014-2029, which relates more specifically to the strategic objectives and policies in that document. However, since the Local Plan was adopted after the end of the 2014-15 monitoring period, the new monitoring indicators will start to be used in the next monitoring period (2015-16).

3.4 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 performance indicators in the 'Environment' section of the AMR (provided by the Sussex Biodiversity Record Centre) relate to the whole of Chichester District (including the National Park). This is highlighted in the relevant AMR text.

4. Outcomes to be achieved

- 4.1 The AMR has been prepared to comply with a statutory requirement that is set out in the Localism Act 2011. Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, report any activity relating to the duty to cooperate and show how the implementation of policies in the Local Plan is progressing. Local planning authorities can also use the AMR to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan. 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 the planning policy preparation and performance.

5. Proposal

- 5.1 This report seeks Member approval to publish the AMR 2014-15 on the Council's website. More generally, it updates Members on the performance against key planning policy indicators over this period. Some key highlights from the AMR are summarised below.

Local Plan Progress

- Following examination hearings in Autumn 2014, the Local Plan: Key Policies 2014-2029 was found 'sound' (subject to some modifications) by the Local Plan inspector. The new Plan was formally adopted by the Council on 14 July 2015 and now forms part of the statutory development plan for the District outside the National Park.
- The Council approved an updated Local Development Scheme (LDS) in July 2015, covering the Chichester Local Plan area.
- The Council is currently preparing a Site Allocation Development Plan Document (DPD) which will identify non-strategic sites for housing and employment in those parts of the Plan area where sites are not being identified through neighbourhood plans.
- The Council is also preparing two Supplementary Planning Documents (SPDs) covering Water Resources and Water Management, and Chichester Harbour Policies.

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 2014/15.

- At 30 November 2015, two neighbourhood plans had been formally 'made' (Kirdford and Loxwood), one approved at referendum (Southbourne), and four had successfully passed through examination and can proceed to referendum.

Infrastructure planning

- The Council is preparing an Infrastructure Business Plan (IBP), which identifies and prioritises the strategic and local infrastructure projects necessary to deliver the growth identified in the Chichester Local Plan, particularly within the first five years. It constitutes a spending plan for the Community Infrastructure Levy (CIL), and will help the Council and other key infrastructure providers to ensure that infrastructure is provided in time to support development.
- Following examination of its CIL Charging Schedule, the Council has received the examiner's final report which concludes that the Charging Schedule provides an appropriate basis for the collection of the levy in the Chichester Local Plan area. It is intended that the Council introduces CIL in early 2016.
- At the same time, it is intended to adopt a Planning Obligations & Affordable Housing SPD which provides updated guidance on how the Council will use planning obligations (S106 and S278 contributions) to mitigate the impacts of proposed development on infrastructure and to deliver affordable housing. The SPD will supplement policies within the new Local Plan, reflecting the proposed introduction of CIL.
- The Council has undertaken work to identify an appropriate mechanism for securing developer contributions necessary to mitigate the impact of proposed housing on the A27 Chichester Bypass junctions and to apportion the cost between the respective planned developments. It is intended to undertake public consultation on the proposed A27 contributions methodology in early 2016.
- The Council is continuing to work with its partners in the Chichester Water Quality Group to address the constraints on development caused by wastewater treatment capacity issues (physical and environmental). The Council has adopted its own Position Statement with regard to future planned growth and existing capacity at wastewater treatment works in the District, particularly Apuldram WwTW. The Council is preparing a Water Resources and Water Management SPD for consultation in early 2016.

Economy

- Employment floorspace completions in 2014-15 (Use Classes B1-B8) totalled 5,881 sq.m (gross), or 5,347 sq.m (net). The annual completions figure decreased compared to the 2013-2014 figure, but was above the 2012-2013 figure. Overall a total of 19,764 sq.m gross (16,244 sq.m net) has been completed in the Local Plan area over the period 2012-2015.

- At 1 April 2015, employment commitments (outstanding planning permissions and employment land allocations) totalled 59,345 sq.m (gross) or 52,568 sq.m (net) floorspace, comprising 13.3 hectares employment land.

Housing and Neighbourhoods

- Housing completions over the year to 31 March 2015 totalled 351 net dwellings (418 gross), compared against the Local Plan requirement of 435 net dwellings per year. Net completions have fallen short of the Local Plan housing target in each of the past three years, resulting in a cumulative shortfall of 445 net dwellings.
- The updated Local Plan housing trajectory identifies the potential delivery of a total of 7,973 net dwellings over the period 2012-2029, which comfortably exceeds the Local Plan requirement of 7,388 dwellings.
- The NPPF sets a requirement to maintain a five year supply of deliverable housing sites. Over the period 2016-2021 there is a requirement to deliver 2,987 net dwellings (taking account of the shortfall from previous years and the addition of a 20% buffer as required in the NPPF). At 1 September 2015, there was an identified supply of 3,408 net dwellings expected to come forward during the 5-year period, giving a potential surplus of 421 net dwellings.
- Data provided by the Council's Housing Delivery team shows a total of 234 affordable homes (gross) were completed in the Local Plan area over the year 2014-15. This represents a substantial increase on the previous year's figure of 104 affordable dwellings.

Environment

- Over the year to 31 March 2015, no planning applications were granted contrary to the advice of the Environment Agency on flooding or water quality grounds.
- In Chichester District (including the National Park), 52.5% 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 52%. Of the SSSI units in the District assessed as being in unfavourable condition, 97 are categorised as recovering against only 4 assessed to be declining, with a further 2 units showing no change. These figures meet Natural England's target that 95% of the SSSI area should be in favourable or recovering condition.

Development Management

- The overall number of planning applications submitted in 2014/15 increased by over 12% compared to the previous year. Around 74% of

applications were approved and less than 13% of applications refused, with the remainder being withdrawn or never validated.

- Compared to the previous monitoring year, the Council improved its performance in terms of planning applications determined within the nationally defined target timescales of 8 and 13 weeks. 88% of major applications were determined within 13 weeks (compared to the national target of 60%), whilst 75% of minor applications and 84% of other applications were determined within 8 weeks (with the national targets being 65% and 80% respectively).
- During 2014/15, there were 66 planning appeal decisions, of which the majority were dismissed with only 30% being allowed. It should be noted that the Government's threshold for designation is 20% or more of the authority's decisions on applications for major development being overturned at appeal. Of the major planning applications determined during the period, only 1.7% were allowed on appeal which is well under the Government threshold.
- A total of 77 separate S106 agreements were signed related to planning permissions granted in the Chichester Local Plan area, providing District Council contributions totalling £1.563 million. In addition, contributions were also obtained towards West Sussex County Council services such as education and transport.

6. Alternatives that have been 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 None.

8. Consultation

- 8.1 Development Plan and Infrastructure Panel has considered the AMR and comments have been included in this report. Otherwise, no formal consultation is required as the AMR is intended purely for monitoring purposes and is not a policy document.

9. Community impact and corporate risks

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

10. Other Implications

Crime & Disorder:	None
Climate Change:	None
Human Rights and Equality Impact:	None
Safeguarding:	None

11. Appendix

Chichester District Council Authority's Monitoring Report 2014-2015 (printed in black and white; available in colour on the Council's website)

12. Background Papers

None