

Chichester District Council

THE CABINET

6 December 2016

Authority's Monitoring Report 2015-2016

1. Contacts

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2. Recommendation

2.1 That the Cabinet approves the publication of the Authority's Monitoring Report 2015-2016 on Chichester District Council's website.

2.2 That authority be delegated to the Head of Planning Services, following consultation with the Cabinet Member for Planning Services, to enable minor amendments to be made to the document prior to and following publication.

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 outcomes of the Local Plan. A copy of the AMR for 2015-16 is appended to this report.

3.2 The AMR covers the period 1 April 2015 to 31 March 2016, although significant events occurring since 31 March 2016 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 key and local indicators. In addition the AMR provides an update on the progress of neighbourhood plans and actions undertaken to meet the statutory Duty to Cooperate. The number and amount of community infrastructure contributions received through the Community Infrastructure Levy (CIL) receipts and Section 106 agreements are also presented.

3.3 This report uses the monitoring framework of the *Chichester Local Plan: Key Policies 2014-2029* (Chichester Local Plan) and those indicators in the Local Plan 1999 which were not included in the monitoring framework of the Chichester Local Plan. This is because the Chichester Local Plan was adopted in July 2015 and therefore the indicators within the monitoring framework of the Chichester Local Plan and Local Plan 1999 both apply to this monitoring period.

- 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 three policy indicators (EN1, EN6 and L7) 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 the Solent shoreline, including the north shore of the Isle of Wight, Portsmouth, and Chichester and Langstone Harbours. This is highlighted in the relevant 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, details of any neighbourhood development order or neighbourhood development plan within the Plan area and details on all CIL receipts or 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. 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. The AMR should report on actions necessary as a result of monitoring of policies.

5. Proposal

- 5.1 This report seeks Member approval to publish the AMR 2015-16 on the Council's website. More generally, it updates members on the performance against key and local planning policy indicators over this period. Some key highlights from the AMR are summarised below.

Local Plan Progress

- The Council approved an updated Local Development Scheme (LDS) in May 2016, covering the Chichester Local Plan area. However, the LDS relevant to this AMR was published in July 2015.
- In May 2015 the inspector's report was published and found the *Chichester Local Plan: Key Policies 2014-2029* (Chichester Local Plan) 'sound' subject to a number of modifications. The Chichester Local 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 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 consultation on the Site Allocation Preferred Approach DPD was undertaken in January - February 2016. A further consultation on the preferred approach and additional sites was carried out in July – September 2016.
- The Council has been working to prepare two Supplementary Planning Documents (SPDs). The Water Resources and Water Management SPD (now

known as the Surface Water and Foul Drainage SPD), and the Joint Chichester Harbour AONB SPD. To date (31 October 2016) the former SPD was adopted by the Council in September 2016.

- The CIL Charging Schedule and the Planning Obligations and Affordable Housing SPD were adopted by the Council on 26 January 2016 and took effect from 1 February 2016.

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 2015/16.
- Three neighbourhood plans were 'made' (Loxwood, Southbourne and Fishbourne) in the monitoring period. Since then a further four neighbourhood plans (Birdham, Tangmere, Wisborough Green and Chidham and Hambrook have been 'made'. To date (31 October) a total of 8 neighbourhood plans have been 'made' in addition to Kirdford which was made in the last monitoring period.

Community Infrastructure Contributions

- For the purposes of this AMR, the CIL Charging Schedule applied from 1 February 2016 (the date CIL came into effect in the Plan area) to 31 March 2016. During this period no CIL receipts were received and there is no CIL expenditure to note.
- 62 separate s 106 agreements were signed related to planning permissions granted in the Chichester Local Plan area, setting out District Council contributions totalling £2.613 million. In addition, contributions were also agreed towards West Sussex County Council services such as education and transport.

Infrastructure planning

- The Council undertook work with Highways England and West Sussex County Council to develop a methodology for using s 106 and s 278 agreements to secure financial contributions from the planned strategic housing developments to mitigate their traffic impacts on the A27 Chichester Bypass. Following public consultation earlier this year, the Council formally adopted this approach in July 2016 as an amendment to the Planning Obligations and Affordable Housing SPD.
- 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 prepared a Surface Water and Foul Drainage SPD, which was formally adopted in September 2016. The SPD provides additional guidance on water management and infrastructure requirements to support planning applications and development proposals, including practical advice for applicants to assist coordination between regulatory authorities and enable the timely delivery of any necessary drainage-related infrastructure.

Economy

- Employment floorspace completions in 2015-16 (Use Classes B1-B8) totalled 12,413 sqm (gross), or 8,096 sqm (net). The annual completions figure showed an increase compared to the 2014-2015 figure. Overall a total of 32,178 sqm gross (24,341 sqm net) has been completed in the Local Plan area over the period 2012-2016.
- During the year, progress has been made towards meeting the Local Plan target to provide 25 hectares of additional employment land, through planning permissions granted for a new managed workspace business centre at Terminus Road, Chichester and new industrial and warehousing floorspace at the Former Fuel Depot, Bognor Road, Chichester; and further employment sites proposed for allocation in the Site Allocation DPD.
- A substantial quantity of new retail floorspace was under construction on a 5.09 ha site at Barnfield Drive, Chichester. Phase 1A of the development consisting of 5,390 sqm retail space comprising 3 individual units and a garden centre was well underway at the monitoring date and was completed in Autumn 2016 (now occupied by Wickes, Halfords and Iceland). Phase 1B comprising a 1,729 sqm discount retail store (to be occupied by Aldi) was also under construction.

Housing and Neighbourhoods

- A total of 507 net dwellings were completed in the year to 31 March 2016, which exceeds the Local Plan housing requirement of 435 net dwellings per year. There remains a cumulative shortfall of 373 net dwellings since the Plan monitoring base date of 1 April 2012, but this is expected to be addressed through projected housing delivery from outstanding planning permissions and allocated sites over the next two to three years.
- The updated Local Plan housing trajectory identifies the potential delivery of a total of 8,152 net dwellings over the period 2012-2029, which comfortably exceeds the Local Plan requirement of 7,388 dwellings.
- The National Planning Policy Framework (NPPF) sets a requirement to maintain a five year supply of deliverable housing sites. Over the period 2017-2022 there is a requirement to deliver 3,023 net dwellings (taking account of the shortfall from previous years and the addition of a 20% buffer as required in the NPPF). At 1 November 2016, there was an identified supply of 3,503 net dwellings expected to come forward during the five-year period, giving a potential surplus of 480 net dwellings (equivalent to 5.8 years housing supply).
- Considerable progress is being made towards future housing delivery at the Strategic Development Locations (SDLs) allocated in the Local Plan. Development of the first phase of 398 dwellings has commenced at Shopwyke Lakes, with a further 187 dwellings having outline permission (including 85 dwellings agreed at Planning Committee subject to a S106 agreement). Outline permission has also been granted for up to 300 dwellings on land between Stane Street and Madgwick Lane, Westhampnett comprising the first phase of development at the Westhampnett/ North East Chichester SDL.

- All of the outstanding Local Plan housing requirement at the Settlement Hubs of East Wittering/Bracklesham, Selsey and Southbourne now has planning permission. The majority of the remaining parish housing requirement also has planning permission, with further sites allocated in neighbourhood plans. The Council's Site Allocation DPD identifies sites to meet the outstanding requirement in Bosham, Hunston, Lynchmere and Plaistow and Ifold parishes.
- Data provided by the Council's Housing Delivery team shows a total of 184 affordable homes were completed in the Local Plan area over the year 2015-16. In the period since 1 April 2012, affordable housing has provided around 26% (361) of all net dwellings completed.

Environment

- In Chichester District (including the National Park), 51.6% 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 51.4%. Of the SSSI units in the District assessed as being in unfavourable condition, 100 are categorised as recovering against only four assessed to be declining, with a further 1 unit showing no change. These figures meet Natural England's target that 95% of the SSSI area should be in favourable or recovering condition.
- The Green Infrastructure Delivery Document was published in January 2016. The document brings together all the mechanisms and documents which provide guidance for planning applications for the delivery of Green Infrastructure as part of new development in the Local Plan area.
- Data and information relating to recreational disturbance within the Chichester Harbour and Pagham Harbour Special Protection Areas, nitrogen levels in the three Air Quality Management Areas, Conservation Area Character Appraisals, carbon dioxide emissions and changes in areas of biodiversity importance are also presented in the Policy Indicator-Environment section of the AMR.

Strategic Infrastructure

- Over the year to 31 March 2016, no planning applications were granted contrary to the advice of the Environment Agency on flooding or water quality grounds.

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 None.

8. Consultation

- 8.1 No 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

Are there any implications for the following?		
	Yes	No
Crime and Disorder		✓
Climate Change		✓
Human Rights and Equality Impact		✓
Safeguarding		✓
Other (please specify)		✓

11. Appendices

11.1 Chichester District Council Authority's Monitoring Report 2015-2016

12. Background Papers

12.1 None