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| <b>REPORT TO:</b>  | <b>Planning Policy Committee - 26 January 2023</b>            |
| <b>SUBJECT:</b>  | <b>Authority Monitoring Report 2021/22</b>                    |
| <b>LEAD OFFICER:</b>   | <b>Kevin Owen, Planning Policy &amp; Conservation Manager</b> |
| <b>LEAD MEMBER:</b>  | Councillor Richard Bower                                      |
| <b>WARDS:</b>  | <b>All</b>  |
| <b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>   |   |
| <p>The recommendations support:-</p> <ul style="list-style-type: none"> <li>• Improve the Wellbeing of Arun;</li> <li>• Delivering the right homes in the right places.</li> </ul>   |   |
| <b>DIRECTORATE POLICY CONTEXT:</b>   |   |
| <p>The proposals will help to enhance the quality of the natural and built environment, protect the district's natural and heritage assets and to promote economic growth in a sustainable manner, striking a balance between the need for development and the protection of scarce resources.</p> |   |
| <b>FINANCIAL SUMMARY:</b>  |   |
| <p>There are no financial implications in preparing, updating and publishing the Authority Monitoring Report which is already budgeted for.</p>  |   |

## **1. PURPOSE OF REPORT**

- 1.1. The report updates the Committee on the update of the Council's Authority Monitoring Report for the monitoring year 2021-2022 (AMR 2021/22).

## **2. RECOMMENDATIONS**

2. That the Planning Policy Committee resolves:-
- To note the Authority Monitoring Report 2021/22; and
  - That the Authority Monitoring Report 2021/22 be published on the Council's web site.

## **3. EXECUTIVE SUMMARY**

- 3.1 This report presents the Arun Local Planning Authority's Monitoring Report 2021/22. The full draft report is provided as Background Paper 1 (published on the Council's web site).

## **4. DETAIL**

- 4.1 The preparation of an Authority Monitoring Report (AMR) is a requirement under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR monitoring year is retrospective (but may include

other evidence and research published at any time by the authority) and informs matters such as housing completions, land supply, plan making performance (measured against the authority's adopted Local Development Scheme) including delivering the adopted Local Plan 2018 policy requirements and sustainable development objectives.

- 4.2 In particular, the AMR reports the authority's five-year housing land supply (5yr-HLS). The 5yr-HLS calculation uses a retrospective base year stock of completions and commitments (e.g. 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022) and then looks forward five years on a deliverable land supply i.e. 1st April 2022 to 31 March 2027. This is compared to the housing requirement over that period to calculate the 5yr-HLS. The housing requirement is set out in the Standard Housing Methodology (see paragraph 4.3 below). It is therefore, largely a factual position statement in respect of past completions assessed against the annual requirements set by Government.
- 4.3 In January 2020 the Council resolved to update the Arun Local Plan 2018 because the housing policies were considered out of date when measured against the housing delivery requirements over the two years since the plan's adoption. Publication of national indicators based on the Housing Delivery Test results and an inability to demonstrate a 5-year housing land supply were also material to this decision. Recently adopted plans (i.e. less than 5 years old) are considered to be up to date unless policies have been reviewed and if requiring updating – are updated (NPPF 2021 paragraph 74 and footnote 39). For this reason, in this AMR the five-year housing land supply for Arun is shown based on the Government's 'Standard Housing Methodology' which annualises local authority housing need and must be applied to the five-year housing land assessment where housing policies are deemed out of date (i.e. the Adopted Local Plan housing trajectory is not used).
- 4.4 The Arun AMR for 2021/22 has been prepared, and includes the following headlines:-

**Progress on the Local Plan and Development Plan Documents against the timetable set out in the Arun Local Development Scheme (July 2020)**

- Arun Local Plan update – pause is maintained until Spring/Summer 2023.
- Gypsy & Traveller DPD progress on potentially resolving objections to 3 sites proposed for intensification allowing the plan to progress subject to delivery evidence commissioning and timetable.

**Neighbourhood Plan Update**

- Aldingbourne Neighbourhood Development Plan update 'made' 14 July 2021
- Walberton Neighbourhood Development Plan update 'made' 14 July 2021
- Barnham & Eastergate Neighbourhood Development Plan update 'made' 9 March 2022
- [Note: Lyminster & Crossbush Neighbourhood Development Plan was 'made' 9 November 2022 however it is beyond the monitoring period of this AMR].

### **Duty to Cooperate Update**

- Work and liaison on a Draft Statement of Common Ground being prepared for the Local Strategic Statement update via the West Sussex and Greater Brighton Strategic Planning Board;
- Worthing Borough Council/Arun District Council – Worthing Local Plan Statement of Common Ground 24 May 2021
- Crawley Borough Council/ Arun District Council Statement of Common Ground (17 July 2021) Horsham District Council/Arun District Council Statement of Common Ground (Part A and Part B) 8 November 2021
- Responses (formal and informal) to Chichester District Council preferred approach Local plan housing numbers and transport mitigation (January and March 2022); and
- National Highways and West Sussex County Council Cross Boundary Transport Matters meeting 31 March 2022
- Gypsy & Traveller DPD work progress with West Sussex County Council to help resolve objections;
- Workshop – Local Plan update DM policies September 2021

### **5 year Housing Land Supply (HLS)**

- Arun currently demonstrates 2.36 year HLS based on the Government's Standard Housing Methodology including the shortfall / backlog for previous under delivery (i.e. applied where it has been determined that relevant housing policies are out of date (see Appendix 1).

### **Local Plan Policy implementation and Housing Delivery**

- Underperforming housing delivery as measured by the Government's Housing Delivery Test 65% 2021 (91% 2018; 68% 2019; 61% 2020).
- A slight decrease in net housing completions 653 (compared to the previous monitoring year 673);
- Including decreased affordable housing delivery (15%).
- Although slight increased delivery on brownfield (60%).

### **Commercial Land Delivery**

- Decrease in completed and available floorspace; decrease in occupation; increase in brownfield completions.
- Decrease in completed/occupied town centre floorspace.
- There has been more B8 Storage & Distribution floorspace completed/occupied in the District compared to other employment use classes such as B2 General Industry.
- Whilst there has been a reduction in Use Class E(g)(ii) (or previously B1b) Research & Development floorspace this year, there has been an increase in available sites with planning permission for Use Class E(g)(i) (or previously B1a) Offices. However there has been no additional completed/occupied floorspace for offices.
- There has also been a small amount of completed/occupied town centre floorspace under both E(a) (Or Previously A1) Retailing and E(d) (or previously D2) Indoor Sport, Recreation and Fitness.

### **Self-build and Custom housebuilding**

- The Council has a Self and Custom Build Register that it has been maintaining in line with the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).
- The Register currently has 57 individuals and 1 association of individuals as at 31<sup>st</sup> March 2022.
- There has been one permission in Bersted (BE/148/20/OUT) (approved by being allowed on appeal in April 2022 beyond the monitoring period of this AMR) which has within the section 106 planning obligation a requirement to provide 5% of the plots as self-build plots.
- There have also been 25 individual plots where the owners have applied for an exemption to pay the community infrastructure levy because they are carrying out a self-build scheme, as at 30<sup>th</sup> October 2021.

### **Affordable Housing**

- There has been a total of 99 affordable dwellings delivered out of 653 total dwellings (net) which equates to 15% of the total dwellings delivered for the period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022.

### **CIL Infrastructure Funding Statement 2021/22 (IFS2)**

- Infrastructure Funding Statement 2021/22 included as an Appendix to the AMR.

### **Sussex Biodiversity Annual Monitoring Report.**

- Included as Chapter 9 of the AMR.

4.5 The most up to date version of the AMR (based on the reporting year: 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022), can be accessed via the Councils web site (link provided as Background Paper 1).

## **5. CONSULTATION**

5.1 The AMR 2021/22 has been updated through interrogation of Council planning monitoring data sources including consultations with Development Management colleagues, developers and site promoters and external stakeholders e.g. West Sussex County Council. There is not a requirement for external public consultation on the AMR which is factual and formally published annually.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

6.1 The following options are available:-

- to note the AMR 2021/22 as evidence to support monitoring of housing supply and housing delivery; or
- Not to note the AMR 2021/22.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

7.1 There are no financial implications as the AMR is updated and managed within existing resources and funding.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1 There are no adverse implications for Health and Safety on Arun communities arising from publishing the AMR.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

- 9.1 Updating and publishing the AMR will ensure that the Council is compliant with national regulations and legislation.

## **10. HUMAN RESOURCES IMPACT**

- 10.1 There are no implications for Human resources arising from the updating and publication of the AMR.

## **11. HEALTH & SAFETY IMPACT**

- 11.1 No adverse Health and Safety impacts have been identified from publishing the AMR.

## **12. PROPERTY & ESTATES IMPACT**

- 12.1 There are no direct implications arising from the AMR for Council estate or property

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

- 13.1 There are no direct implications arising from the AMR for equalities although monitoring and review may lead to better policy outcomes for all sections of the community e.g. affordable housing supply.

## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

- 14.1 There are no direct impacts of publishing the AMR although monitoring and review may lead to better policy outcomes to help conserve land, natural resources and reduce carbon emissions.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

- 15.1 There are no direct implications arising from the AMR for crime and disorder.

## **16. HUMAN RIGHTS IMPACT**

- 16.1 There are no direct implications arising from the AMR for human rights.

## **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

- 17.1 There are no direct implications arising from the AMR for freedom of information GPDR regulations.

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**CONTACT OFFICER:**

Name: Richard Sherman  
Job Title: Senior Planning Officer, Planning Policy and Conservation  
Contact Number: 01903 737831

**BACKGROUND DOCUMENTS:**

Background Paper 1: The AMR 2021/22 can be accessed on the Council's Web Site:  
<https://www.arun.gov.uk/monitoring>