

REPORT TO:	Planning Policy Committee 30 January 2024
SUBJECT:	Authority Monitoring Report 2022/23
LEAD OFFICER:	Kevin Owen, Planning Policy & Conservation Manager
LEAD MEMBER:	Cllr Martin Lury (Chair of Planning Policy Committee)
WARDS:	All
CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:	
<p>The recommendations support:-</p> <ul style="list-style-type: none"> • Improve the Wellbeing of Arun; • Delivering the right homes in the right places. 	
DIRECTORATE POLICY CONTEXT:	
<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>	
FINANCIAL SUMMARY:	
<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 council's Authority Monitoring Report which is updated for the monitoring year 2022-2023 (AMR 2022/23).

2. RECOMMENDATIONS

- 2.1 That the Planning Policy Committee resolves:-
- To note and publish the Authority Monitoring Report 2022/23.

3. EXECUTIVE SUMMARY

- 3.1 This report presents the Arun's Monitoring Report 2022/23. 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 current evidence and research published at any time of AMR preparation by deemed appropriate by the council) 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 April 2022 to 31 March 2023) and then looks forward five years on a deliverable land supply i.e. 1 April 2023 to 31 March 2028. 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 (SHM - see paragraph 4.3 below). It is, therefore, largely a factual position statement in respect of past completions, commitments and deliverable sites without planning permission, assessed against the annual local housing need requirements set by Government SHM.
- 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 2023 paragraph 74 and footnote 39). Arun has not yet updated its housing policies and the Local Plan is now more than 5 years old. For these reasons, 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 2022/23 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 (January 2023)

- Arun Local Plan update – pause maintained in July 2022 [Note: although beyond the AMR reporting period, the pause to the Local Plan update was lifted on 19 July 2023 and the Local Development Scheme updated and adopted 8 November 2023];
- Gypsy & Traveller & Traveller Showpeople Site Allocations Development Plan Document (G&T DPD) - commissioned delivery evidence studies to resolve outstanding issues associated with flooding, landscape, heritage and highway impact [Note: although beyond the AMR reporting period, the Regulation 19 Publication G&T DPD plan was issued for legal and soundness consultation 13 December 2023 – 7 February 2024].

Neighbourhood Plan Update

- Lyminster & Crossbush Neighbourhood Development Plan was ‘made’ 9 November 2022. [Note: although beyond the AMR reporting period, Yapton Neighbourhood Development Plan update was ‘made’ 8 November 2023].

Duty to Cooperate Update

- Duty to Cooperate meetings and correspondence (July 2022 – March 2022) on Chichester District Council’s emerging Regulation 19 Publication plan with ADC representations submitted on the Published plan 17 March 2023;
- ADC response (May 2022) to 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 Local Plan adoption 26 March 2023;
- South Downs National Park Duty to Cooperate meeting on potential cross boundary bat corridor within Arun Biodiversity Net Gain Study;
- Local Nature Partnership – 19 January 2023 ADC presentation of Biodiversity Net Gain Study;
- Southern Water and Environment Agency Duty to cooperate meeting 24 January 2023 on development and waste water related issues and intention to update Statement of Common Ground;
- West Sussex County Council – liaison meetings and correspondence on Arun Transport Apportionment Model September 2022;
- National Highways 30 June 2022 Duty to Cooperate meeting and email correspondence on cumulative impact of Arun developments upon the A27; A27 Worthing to Lancing Improvement Consultation – ADC response letter 16 March 2023.

5-year Housing Land Supply (HLS)

- Arun currently demonstrates 4.17-year HLS based on the Government’s Standard Housing Methodology (see Appendix 1 Chapter 4 and paragraphs 4.20 - 4.25 and 4.45 - 4.46).

Local Plan Policy Implementation and Housing Delivery

- The Government's Housing Delivery Test measuring housing delivery performance for Arun was 61% (published late for local authorities in December 2023) for the 3-year period to November 2022;
- A step increase in net housing completions 931 (compared to the previous monitoring year 653);
- Increased affordable housing delivery (28%) (compared to the previous monitoring year (15%);
- Reduced delivery on previously developed land 47% (compared to the previous monitoring year (60%).

Commercial Land Delivery

- Increase in available net additional floorspace 21,654 sqm compared to previous year (2,495 sqm);
- Reduction in occupied net additional floorspace 489 sqm compared to last year (1,313 sqm);
- Decrease in brownfield net additional completions 58 sqm compared to previous monitoring year (1,223 sqm);
- Decrease in completed/occupied town center floorspace 110 sqm compared to previous monitoring year (337 sqm);
- As in the previous monitoring year, there has been more B8 Storage & Distribution floorspace completed/occupied in the district compared to other employment use classes although there has this year also been a modest increase in B2 General Industry net additional floorspace;
- There has also been a small net increase of 110 sqm in completed/occupied town centre floorspace under E(a) (Or Previously A1) Retailing compared to last year (93 sqm).

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 base periods of the self-build register are from 31 October to 30 October annually, partly falling outside of the AMR base monitoring period but included up to 30 October 2023 in the AMR;
- The Register currently has 44 individuals and 1 association of individuals as of 30 October 2023;
- 22 plots were granted planning permission for self or custom build housing between 31 October 2021 and 30 October 2022 sourced from 11 plots identified from Community Infrastructure Levy exemptions and 11 plots permitted as part of the application BE/148/20/OUT;
- 13 plots were granted for self or custom build housing between 31 October 2022 and 30 October 2023 sourced from 9 plots identified from Community Infrastructure Levy exemption notices and 4 plots identified from planning permission BN/25/23/OUT.

Affordable Housing

- There has been a total of 263 affordable dwellings delivered out of 931 total dwellings (net) which equates to 28% of the total dwellings delivered for the period 1 April 2022 – 31 March 2023.

CIL Infrastructure Funding Statement 2021/22 (IFS2)

- Infrastructure Funding Statement 2022/23 included as an Appendix to the AMR.

Biodiversity and 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 April 2022 and 31 March 2023), can be accessed via the council's web site (link provided as Background Paper 1).

5. CONSULTATION

5.1 The AMR 2022/23 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 2022/23 as evidence to support monitoring of housing supply and housing delivery; or
- Not to note the AMR 2022/23.

7. COMMENTS BY THE GROUP HEAD OF FINANCE AND 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 n/a.

11. HEALTH & SAFETY IMPACT

11.1 n/a.

12. PROPERTY & ESTATES IMPACT

12.1 n/a.

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 n/a.

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.

CONTACT OFFICER:

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BACKGROUND DOCUMENTS:

The AMR 2022/23 can be accessed on the council's Web Site:

<https://www.arun.gov.uk/monitoring>