

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 25 JANUARY 2022

REPORT

SUBJECT: Authority Monitoring Report 2020/21

REPORT AUTHOR: Kevin Owen, Planning Policy Team Leader

DATE: 6 December 2021

EXTN: 737857

AREA: Planning

EXECUTIVE SUMMARY: This report presents the Arun Local Planning Authority's Monitoring Report 2020/21. The full report is provided as Background Paper 1.

RECOMMENDATIONS:

That the Planning Policy Committee:

1. Agrees the Authority Monitoring Report 2020/21 for publication on the Council's web site.

1. BACKGROUND:

- 1.1 The preparation of an Authorities 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 policy requirements and sustainable development objectives.
- 1.2 In particular, the AMR reports the authority's five-year housing land supply (5yr-HLS). For the purposes of calculating the 5yr-HLS, the monitoring year base data is retrospective (e.g. 1st April 2020 to 31st March 2021) for housing completions and commitments. The stepped Local Plan housing trajectory period for the purposes of calculating the 5yr-HLS is 1st April 2021 to 31 March 2026. It is largely a factual position statement in respect of past completions assessed against the annual requirements set by Government. The supply projections are based on as much evidence as possible to be robust.
- 1.3 In January 2020 the Council resolved to update the Arun Local Plan 2018 because the housing policies were considered out of date when measured against the housing delivery requirements over the two years since the plan's adoption.

Further, national indicators based on the Housing Delivery Test results and a lack of 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 both the stepped housing trajectory and also against 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.

1.4 The Arun AMR for 2020/21 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 – evidence scoping, commissioning and member engagement on Vision and Objectives.
- Gypsy & Traveller DPD ‘on hold’ pending resolution of objections to 3 sites proposed for intensification.

Neighbourhood Plan Update

- Arundel Neighbourhood Development Plan update ‘made’ 15 January 2020;
- Felpham Neighbourhood Plan update ‘made’ 17 March 2021.

Duty to Cooperate Update

- Statements of Common Ground agreed with neighbouring authorities, West Sussex County council and Highways England, Historic England, Environment Agency and Southern Water for the purposes of preparing the Gypsy & Traveller Regulation 18 DPD.
- Response to Worthing Regulation 19 Pre-submission public consultation.
- Response to Crawley Regulation 19 Pre-submission public consultation Plan 26 February 2021.
- Response to Horsham Regulation 18 draft Plan consultation
- Response to Elmbridge District Council cross boundary matters letter seeking assistance with unmet need.

5 year Housing Land Supply (HLS)

- Arun currently demonstrates 2.42 year HLS (i.e. 2.4 rounded) based on the Government’s Standard Housing Methodology (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 61% 2020 (including for the two successive years 91% 2018; 68% 2019).
- An increase in net housing completions 673 (compared to the previous monitoring year 515);
- Including increased affordable housing delivery (27%).
- Although slight decrease delivery on brownfield (57%).

Commercial Land Delivery

- Increase in completed and available floorspace; increase in occupation; reduction in brownfield completions.
- Increase in completed/occupied town centre floorspace.
- Additional category reported for Use Class E: Commercial Business and Service.

CIL Infrastructure Funding Statement 2020/21 (IFS2)

- Included as an Appendix to the AMR.

Sussex Biodiversity Annual Monitoring Report.

- Included as Chapter 9 of the AMR.

1.5 The most up to date version of the AMR (based on the reporting year: 1st April 2020 and 31st March 2021), can be accessed via the Councils web site (link provided as **Background Paper 1**).

2. PROPOSAL(S):

That the AMR be noted as the monitoring evidence base for plan making and policy performance for the period 1st April 2020 - 31st March 2021.

3. OPTIONS:

To note the AMR; or Not to note the AMR which would risk that Arun would not meet statutory regulations on the requirement to publish an AMR to provide evidence on plan making progress and policy performance.

4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		X
Relevant District Ward Councillors		X
Other groups/persons (please specify)		X

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)

	YES	NO
Financial		X
Legal		X
Human Rights/Equality Impact Assessment		X
Community Safety including Section 17 of Crime & Disorder Act		X
Sustainability		X
Asset Management/Property/Land		X
Technology		X
Other (please explain)		X

6. IMPLICATIONS:

The AMR provides an evidence base against which to inform plan making, policy formulation and performance in order to ensure that decision making is effective in delivering sustainable development within the planning authority area.

7. REASON FOR THE DECISION:

To ensure compliance with statutory regulations and in order to provide evidence on plan making progress and policy performance.

8. BACKGROUND PAPERS:

The AMR 2020/21 can be accessed on the Council's Web Site:
<https://www.arun.gov.uk/monitoring>

Appendix 1:-

2021 5 Year Housing Land Supply based on our LP Adopted Stepped Trajectory - Large Sites Commitments, NP Allocations and HELAA sites all include a 10% slippage reduction

SHM annualised figure for Arun housing requirement 2021-2025 (1304 x 5) + Shortfall*)	9,190
20% Buffer	1,838
Total Requirement 2021-2025	11,028
Large Site Commitments (as at 31 st March 2021 from WSCC RLA data – Appendix 2)	3,780
Small Site Commitments (as at 31 st March 2021 from WSCC RLA data – Appendix 6)	332
Windfall allowance (as at 31 st March from WSCC RLA data – Appendix 6)	143
Made Neighbourhood Plan Allocations without planning permission as at 31 st March 2021 from HELAA – Appendix 5)	216
Deliverable HELAA Sites within built up area	173
Strategic Site Allocations (without PP as at 31 st March 2021 or committed after 31 st March 2021– Appendix 3)	695
Total Supply	5,339
Supply in years	2.42

**Shortfall calculated as follows: Stepped Trajectory Requirement for years 2011 - 2021 was (610 x 5) + (1,120 x 4) + (1,304 x 1) = 8,834 Less completions for years 2011-2021 = 6,164 = 2,670*