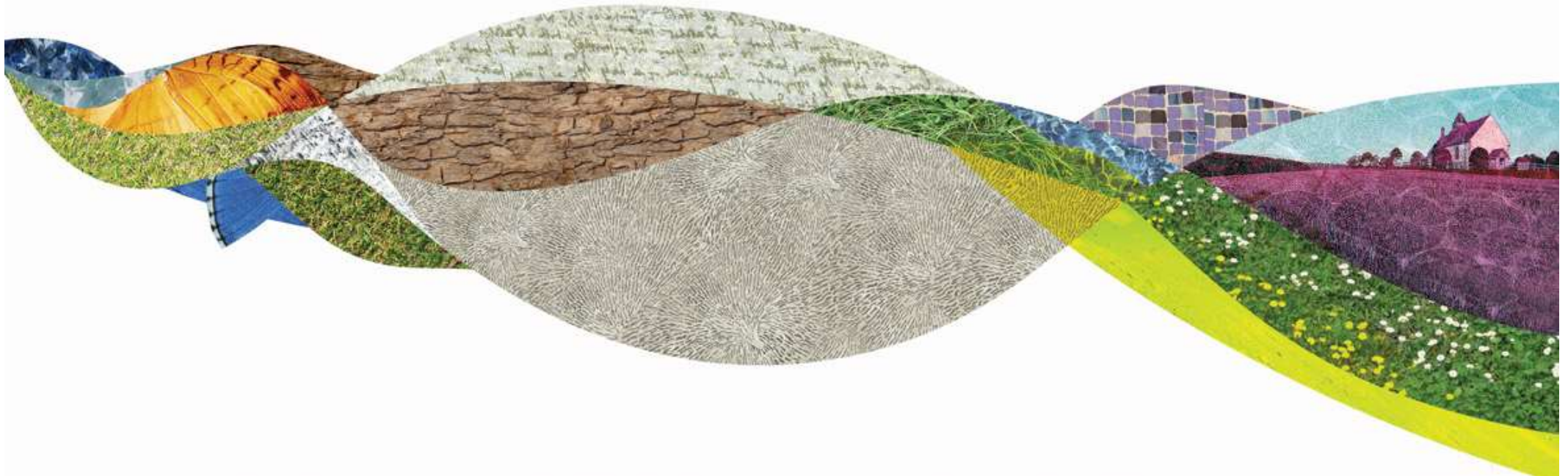


Annual Review of Planning Performance - Financial Year 2023/24

Policy and Resources Committee – 27th June, 2024



Contents

- Case Studies – Delivery of Partnership Management Plan
- Overall Workload
- Section 101 agreements
- Validation
- Speed of decision making
- Appeals
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- Ensuring quality
- Current performance focus
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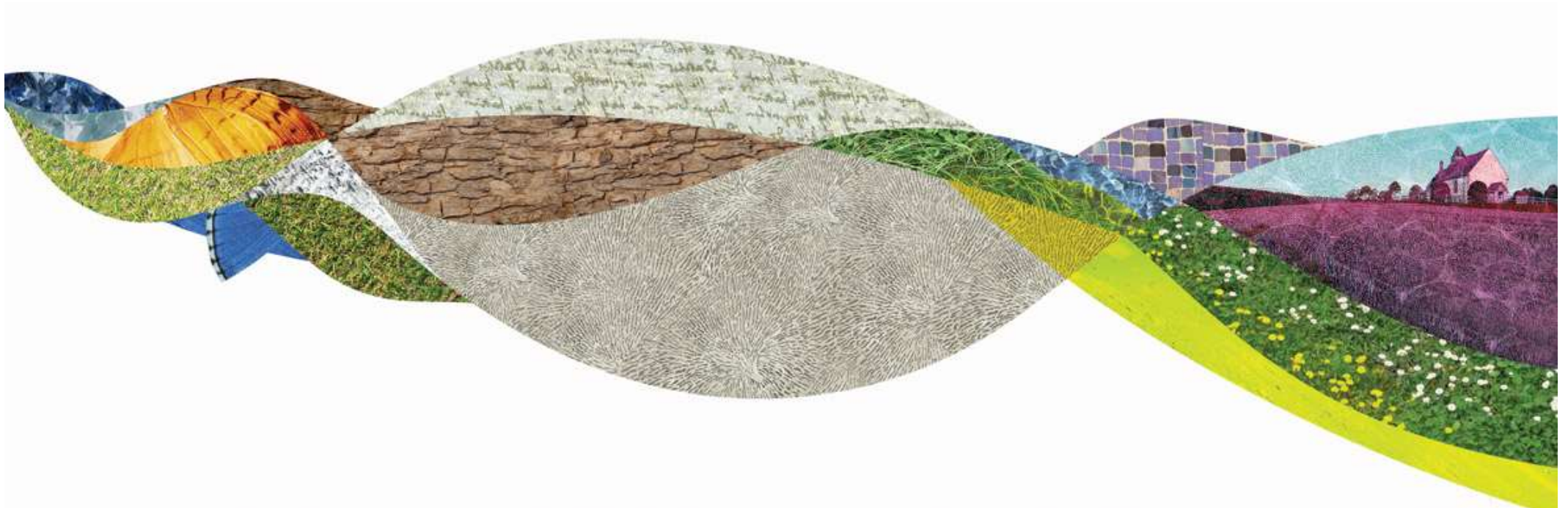


Partnership Management Plan (PMP)

- The SDNPA PMP 2020-2025 is a material consideration in the determination of planning applications
- Used proportionately and appropriately – unlikely to be key issue in a householder extension
- In addition to the PMP Vision and 10 Outcomes the SDNPA PMP identifies 5 Major Issues:
 - Climate Emergency
 - Economy
 - Wellbeing
 - Biodiversity
 - New Housing and Infrastructure
- Case Studies of planning permissions issued in 2023/24 are provided showing how the Authority’s planning function helps deliver the PMP (and the Authority’s Corporate Plan)



Case Studies (decisions from 2023/24)



The Climate Emergency: 3 x Easebourne Sites

Former School, Egmont Rd & Cowdray Works Yard - 58 dwellings

- 5 x Passive House certified dwellings (which are also affordable)
- 20% renewable energy provision
- Green Roofs to some dwellings
- 20 affordable dwellings
- Restoration and conversion of Grade II listed building
- Substantial Biodiversity Net Gain

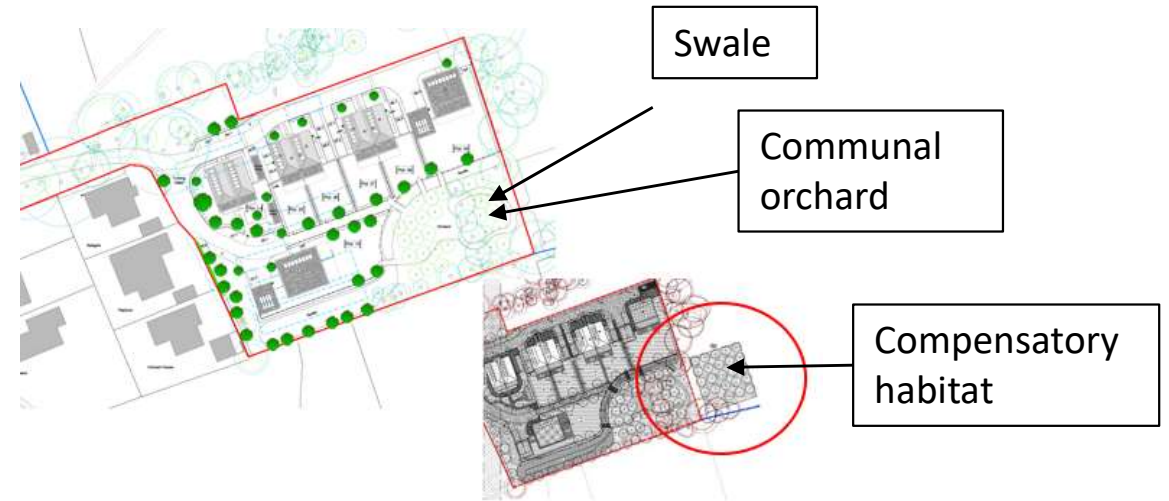


Wellbeing: Harrier Way, Petersfield

- Allocated site (Petersfield NDP)
- Continuing Care Community for over 60s – 97 dwellings
- Assisted living block and on site care provision
- Circular walking route within site and improved pedestrian access to Petersfield town centre
- Native planting and off site biodiversity net gain
- Solar panels and air source heat pumps



Biodiversity – Castelmer Fruit Farm, Kingston



- 38% biodiversity net gain
- Communal and new compensatory orchard habitat
- Compensatory planting of trees within adjacent local wildlife site on 2:1 basis
- Vegetated swale
- Planting and management of roadside verges in accordance with Kingston Nature Recovery Report (June 2023)
- Native grassland green roofs
- 10 dwellings of which 4 affordable (policy compliant)



New Housing and Infrastructure

AUTHORITY MONITORING REPORT 2023

A THRIVING LIVING LANDSCAPE

BIODIVERSITY NET GAIN

27%

Habitat average



129%

Hedgerow average

...achieved in a sample of planning permissions

21%

Watercourse average

BIODIVERSITY & NUTRIENT NEUTRALITY

483ha

...offsetting across the National Park so far



NEW WILDLIFE PONDS APPROVED

5



PEOPLE CONNECTED WITH PLACES

117 UNITS

...were permitted for Visitor Accommodation



13k NEW NON-MOTORISED USER LINK

between Lewes and Polegate opened in April 2023



850 metres

MULTI-USE FOOTPATH

...completed on the Egrets Way



15,307 sqm

COMMUNITY SPORTS FACILITIES

...permitted in local venues across the National Park



TOWARDS A SUSTAINABLE FUTURE

1,953

HOMES WITH PLANNING PERMISSION

...the net total but still remain unbuilt



of which:

537

ARE AFFORDABLE



205

COMPLETED HOMES



...last year in the National Park, of which 63 were affordable

6.58

YEARS

...supply of deliverable housing sites



9,401 m²

EMPLOYMENT FLOORSPACE

...net total of completed in 2022/23



2,276 m²

AGRICULTURAL BUILDINGS

...converted, or a change of use, to be repurposed for employment floorspace



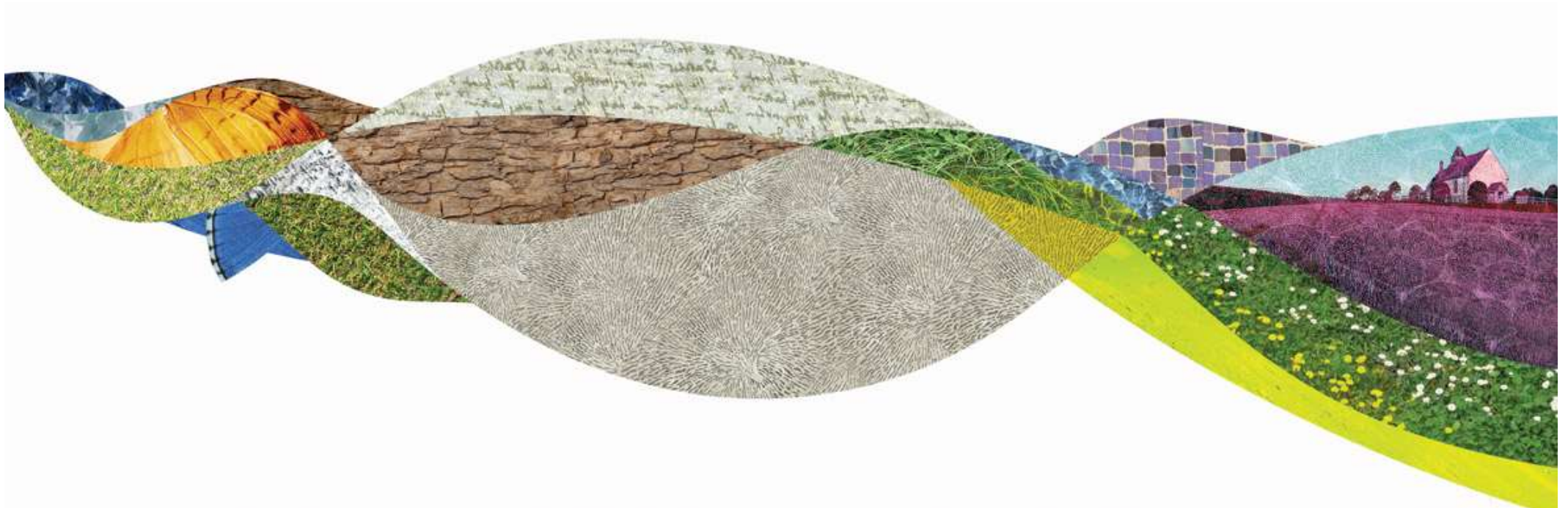
SOUTH DOWNS NATIONAL PARK

Housing - Lavant Street, Petersfield

- Redundant brownfield site, sustainably located
- 34 x 1 & 2 bed flats (high need for small units)
- 5 affordable + £100K (policy compliant)
- Café/office space
- Exceeds SD48/SPD for energy efficiency.
- Solar Panels, EV charging, green roofs, Biodiversity Net Gain

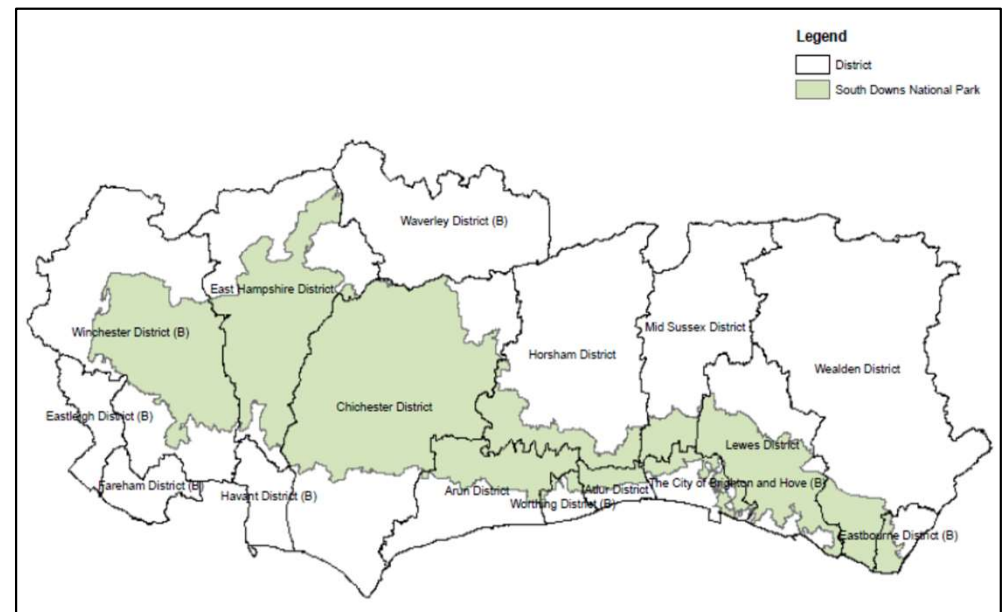


Performance Statistics

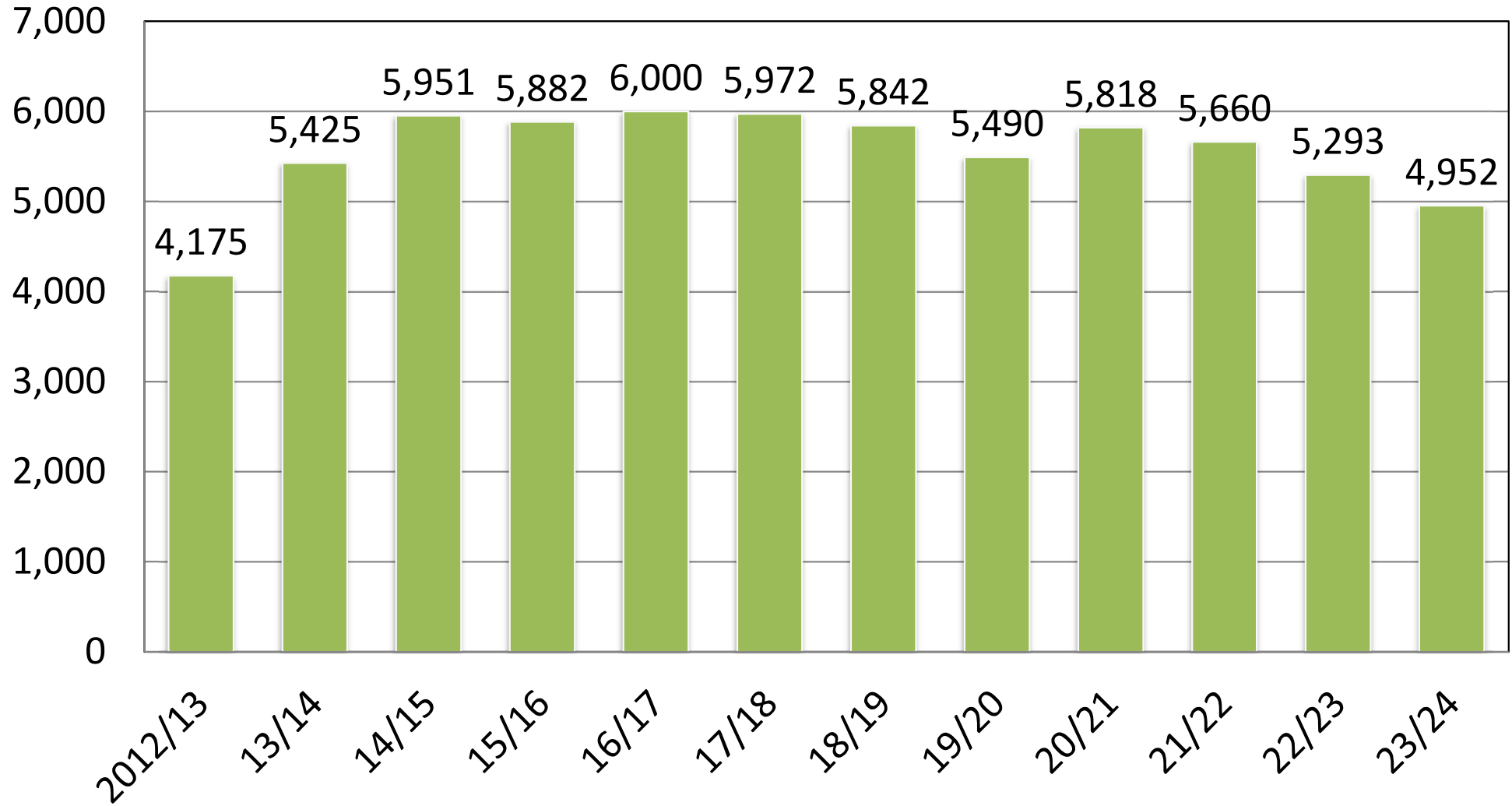


Overall Workload

- The SDNPA is one of the largest Local Planning Authorities (LPAs) in England:
 - Covers one of the largest geographic areas
 - Within the top 30 largest planning authorities in the country, as measured by the number of applications dealt with (there are just over 300 LPAs in England)
 - **Total case load has reduced in recent years (see next slide) in line with England wide falls**



Overall Workload – All Cases



Section 101 Contracts

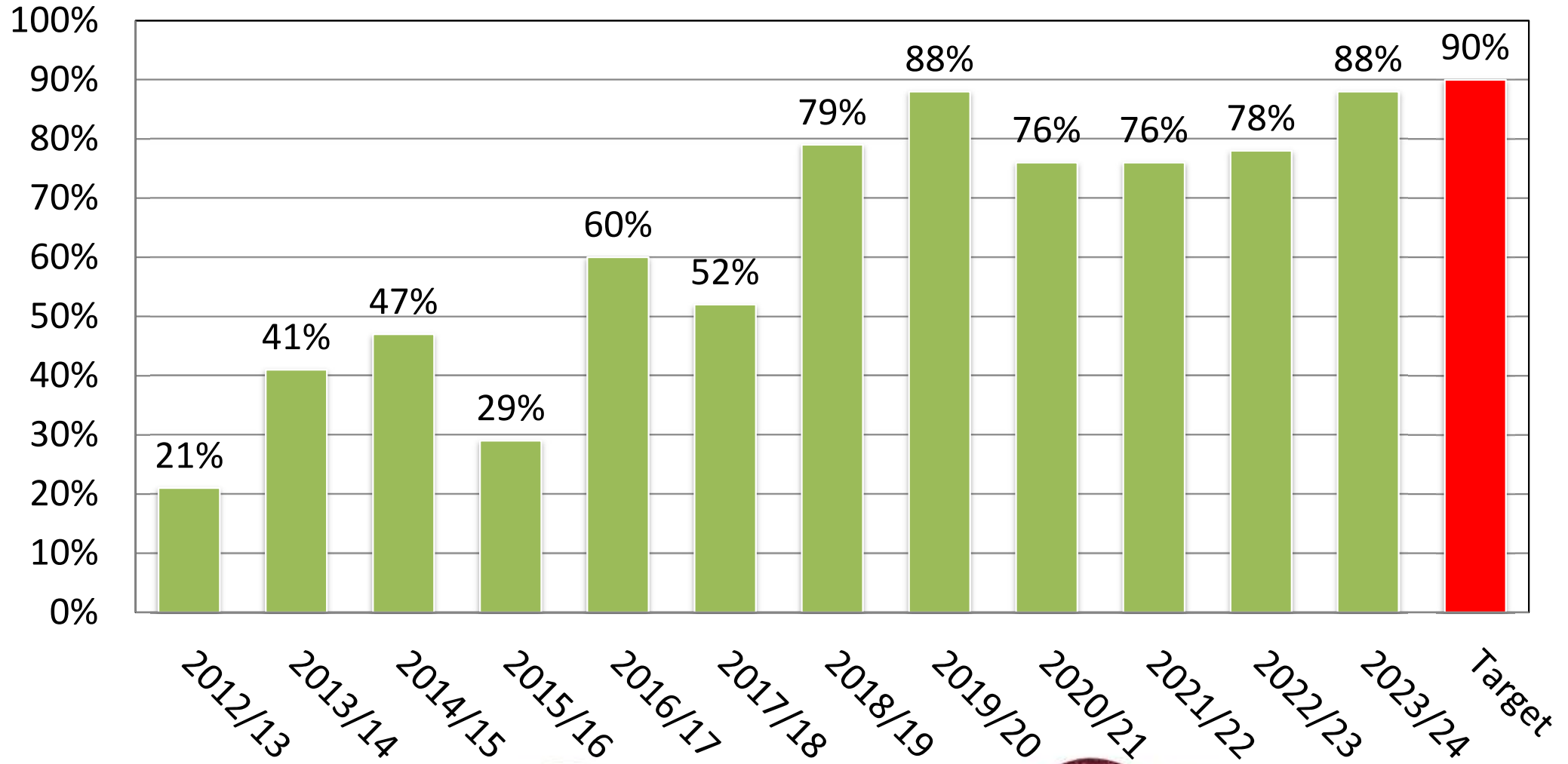
- SDNPA itself deals with all planning matters (planning applications, enforcement and appeals) within the following District Council areas where they lie within the National Park:
 - Adur
 - Arun
 - Brighton and Hove
 - Mid Sussex
 - Wealden
 - Worthing
- SDNPA deals with all minerals and waste matters across the National Park.
- We have contracts with 5 host authorities to deliver planning services (planning applications, enforcement and appeals) on our behalf.
- The host authorities deal with approximately 80% of all planning applications handled by SDNPA.

Validation Performance

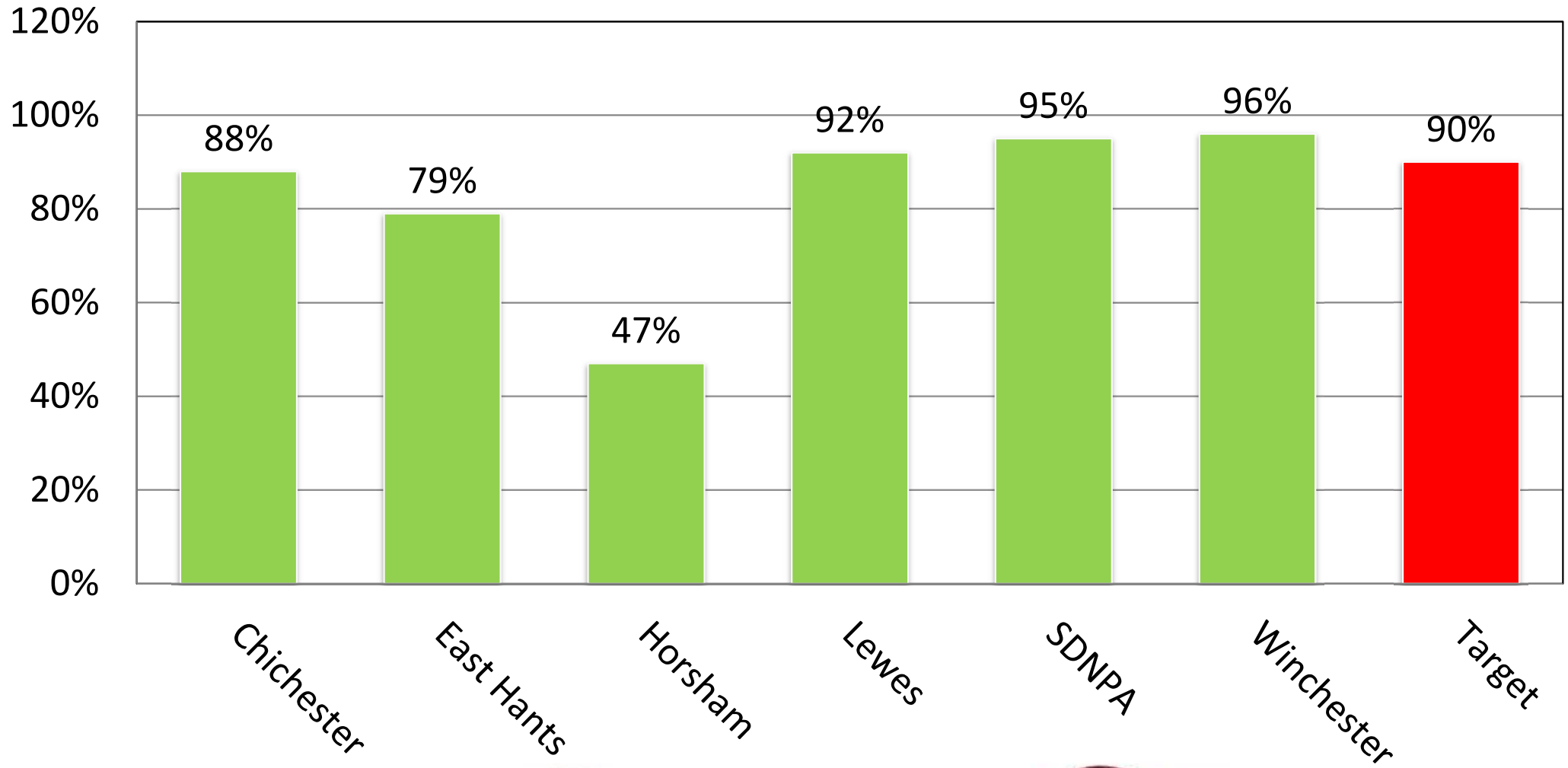
- Validation is the proportion of all applications that are either made valid or invalidated (with reasons) within 5 working days
- This is a SDNPA performance measure, we do not report this performance to Government
- Speed - and accuracy - of validation is an important factor in user's experience of the planning system
- There has been wide variation in host authority performance on this metric in the past.
- Validation performance is just below our internal target.



Validation Performance (within 5 working days)



2023/24 Validation performance by host authority (within 5 working days)



Different types of planning applications

- **Major** = 10+ dwellings, over a 1,000 sq m of floorspace, site area exceeds half a hectare, minerals applications, waste applications.
- **Others** - 1-9 dwellings; up to 999 sq m of office, industrial, retail floorspace; householders; change of use, listed building consent.
- Taken together they are known as 'PS2' applications
- A consistent benchmark for performance management and consultation requirements across England.



Government Requirements – Speed of Decision Making

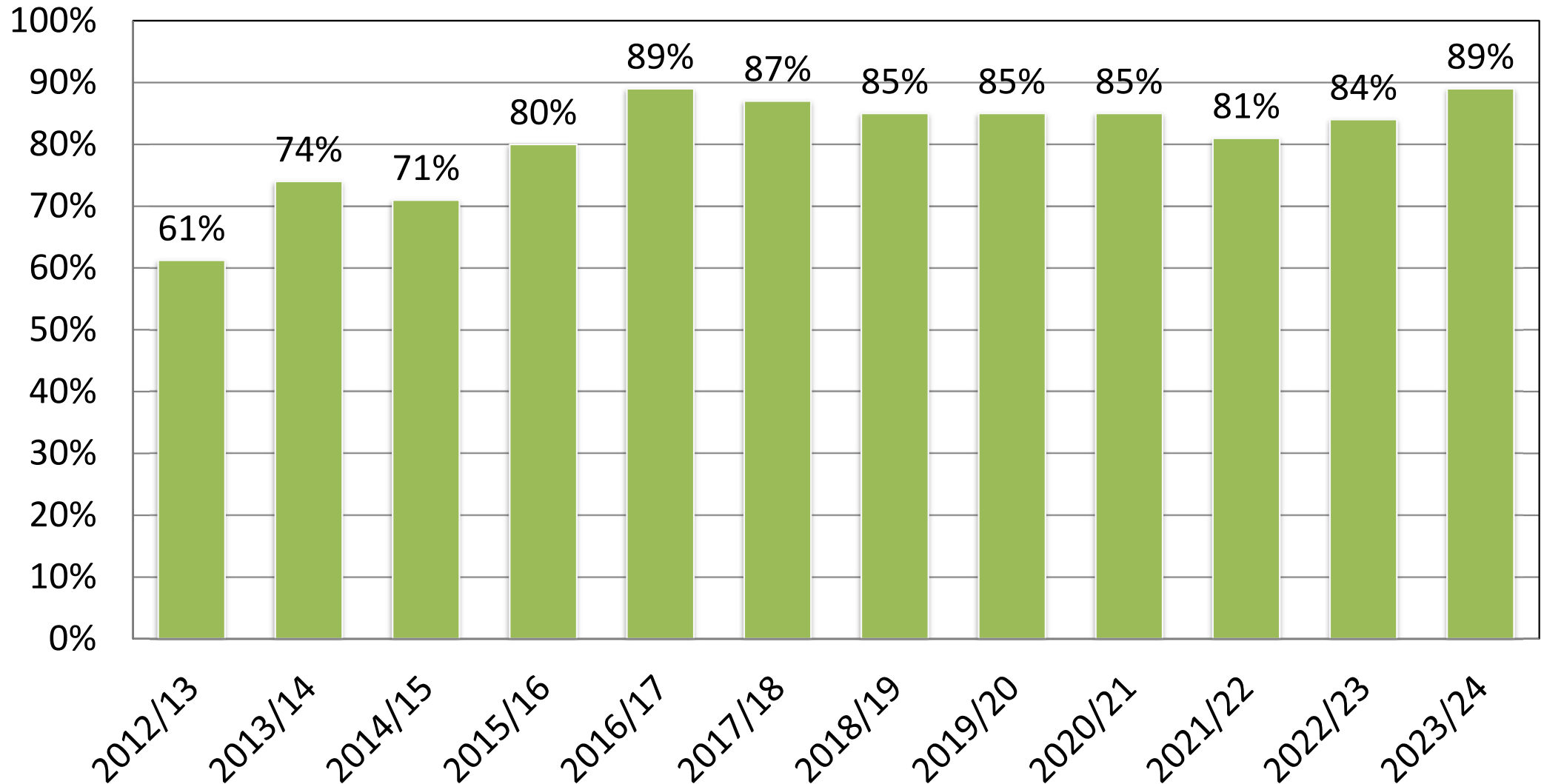
- That at least 60% of **major** applications are determined within time. There is a 13 week target determination period (16 weeks if EIA development)
- That at least 70% of '**others**' are determined within time. There is a 8 week target determination period.
- If these targets are not met it could result in the Authority being put into special measures and having planning powers removed. The Authority is comfortably in excess of these targets.
- There is also a quality criterion. No more than 10% of our total planning decisions can be overturned at appeal in a 2 year period. For the 2 year period the Government specify (October 2021 to September 2023) around 1% of our total decisions have been overturned by the Planning Inspectorate.





Speed of Decision Making Overall

– PS2 applications in time





Speed of Decision Making 2022/23 and 2023/24 - **MAJORS**

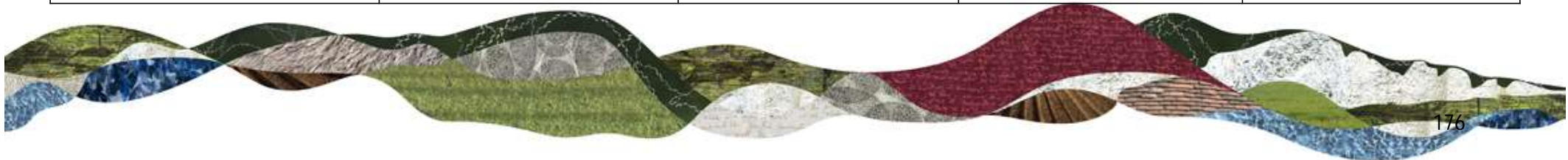
	2022/23		2023/24	
	Total Number of applications	%age in time	Total Number of applications	%age in time
SDNPA OVERALL	49	80%	47	98%
Chichester	8	88%	13	100%
East Hants	5	40%	2	100%
Horsham	1	100%	0	N/a
Lewes	0	N/a	0	N/a
SDNPA	28	82%	30	97%
Winchester	7	86%	2	100%





Speed of Decision Making 2022/23 and 2023/24 - **OTHERS**

	2022/23		2023/24	
	Total Number of applications	%age in time	Total Number of applications	%age in time
SDNPA OVERALL	2,088	84%	1,916	89%
Chichester	586	83%	569	86%
East Hants	433	72%	375	82%
Horsham	72	89%	70	74%
Lewes	465	88%	360	99%
SDNPA	251	89%	293	96%
Winchester	281	92%	249	86%



Minerals and Waste

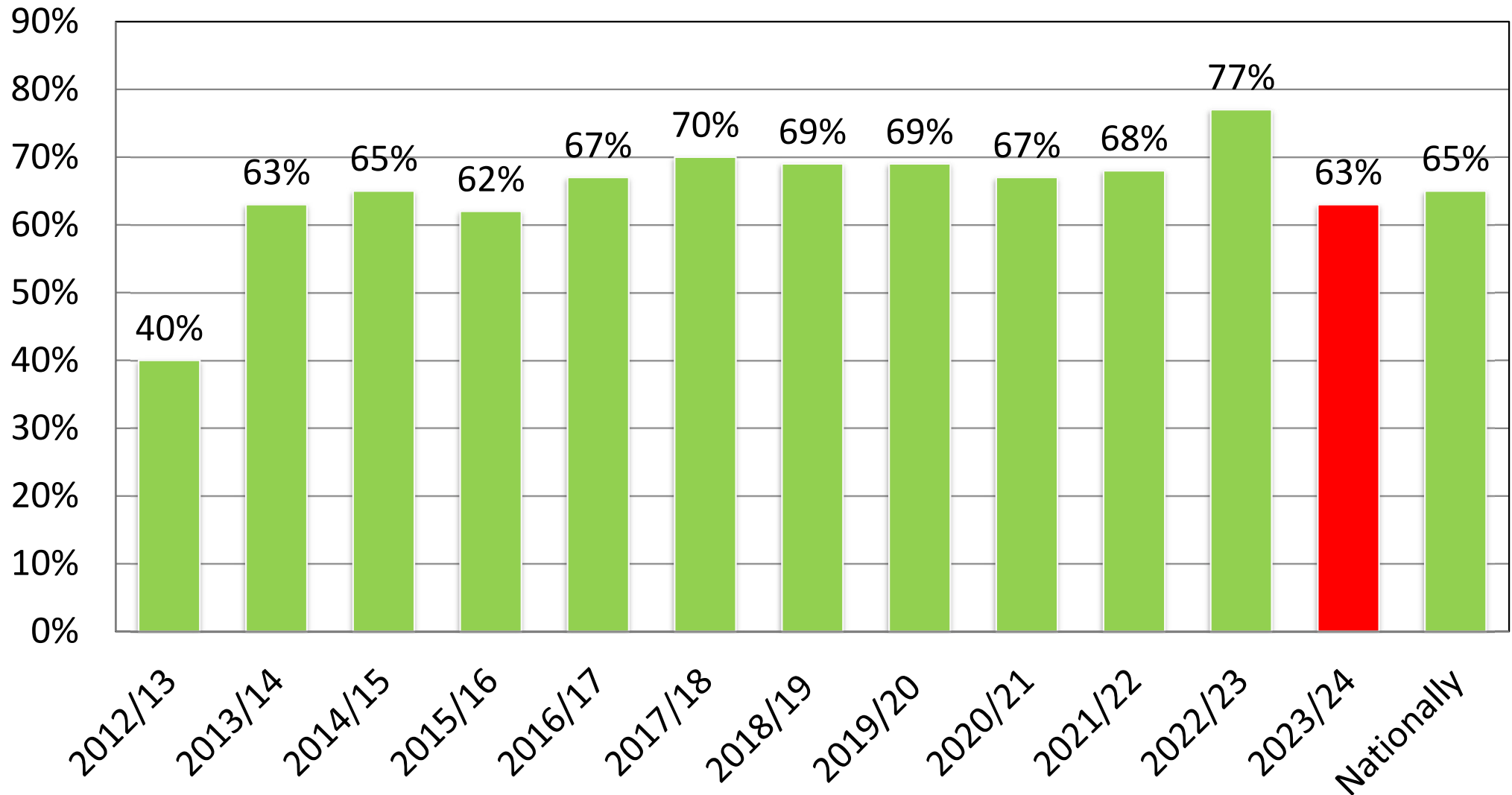
	Total number of applications determined in 2022/23	Total number of applications determined in 2023/24	Percentage in time
Majors	6	5	67% in 2022/23 80% in 2023/24

- Government require at least 60% of these decisions to be made on time
- Again there is a quality criterion from government. No more than 10% of our total minerals and waste decisions can be overturned at appeal in a 2 year period. This means that if we lost just 2 appeals we would not meet this criterion and would be at risk of designation. This is a risk common to most Mineral Planning Authorities, especially National Park Authorities, given the low numbers of applications involved.





Appeal Performance - Dismissed



Appeal Performance

	Total number of appeal decisions received	Number dismissed	Percentage dismissed
2023/24	62	39	63%
2022/23	65	50	77%
2021/22	60	41	68%
2020/21	81	54	67%
2019/20	123	85	69%
2018/19	106	73	69%

- A summary of all appeal decisions is reported to Planning Committee quarterly



Planning Enforcement

- The direct action taken following the Midhurst fire of March 2023 was a high profile enforcement case from the year
- In 2023/24 544 new enforcement cases were opened whilst 568 cases were closed.
- In 2022/23 608 new enforcement cases were opened whilst 674 cases were closed.
- In 2021/22 687 new enforcement cases were opened, whilst 688 cases were closed.
- In 2020/21 669 new enforcement cases were opened, whilst 558 cases were closed (impact of Covid).
- The Authority monitors the time taken to determine enforcement cases and runs through older cases with host authorities regularly



Ensuring Quality – Regular Performance Management

- Role of link officer and senior officers
- Regular relationship meetings with senior staff at the host authorities
- Regular officer groups – development management, enforcement and technical support to share good practice and updated procedures
- Agreed action plans produced where there are specific matters of concern
- All complaints received reviewed
- Agents’ forum every 6 months



Current Performance Focus

1. Maintaining speed of decision making given staff vacancies at some host authorities
2. Updating our pre-application service
3. Review of all 'older' planning applications still outstanding
4. Reducing use of 'extensions of time'
5. Recovery of the Horsham planning service as Horsham District Council do not wish to continue to provide the S101 service when their contract expires



Main Challenges

- Vacancies and continued difficulty recruiting qualified and experienced planners is an issue for most LPAs in the South East. (This has been the main risk for several years).
- Maintaining and improving service quality given continued pressure on public sector budgets.
- Continued change in the English Planning System and the general increasing complexity of the system (e.g. the number of supporting reports now required to accompany many planning applications in England).



Thank You

