

Committee: Individual Cabinet Member Decision Making

Date of meeting: 29 November 2016

Subject:	Elmbridge BC Authority Monitoring Report 2015/16
Lead Officer:	Planning Policy Assistant Planner
Portfolio Holder:	Councillor Karen Randolph, Portfolio Holder for Planning Services
Link to Council Priorities:	P3
Exempt information:	None
Delegated status:	For Resolution
Key decision:	N/A

EXECUTIVE SUMMARY:

Under the Government's Local Plan regulations there is a requirement to formally produce an Authority Monitoring Report (AMR). The AMR assesses the preparation of the Local Plan, and the performance and effectiveness of the Council's Core Strategy and Development Management Plan. This is the twelfth AMR to be produced. It is recommended that this AMR be approved for publication.

RECOMMENDATION: THAT

THE ELMBRIDGE BOROUGH COUNCIL AUTHORITY'S MONITORING REPORT 1 APRIL 2015 - 31 MARCH 2016 (AS SET OUT AT APPENDIX 'A' TO THIS REPORT) BE APPROVED FOR FORMAL PUBLICATION.

REPORT:

Background

1. The Planning and Compulsory Purchase Act 2004 required every Local Planning Authority to produce an Annual Monitoring Report setting out how the Authority was meeting a core set of performance indicators. This report was then formally sent to the Secretary of State. However, in 2011 the Government's Localism Act came into force and amended the 2004 Act. Whilst all authorities were still required to produce a monitoring report each year - renamed the Authority's Monitoring Report - they no longer had to submit this to the Secretary of State, or report against a fixed set of centrally agreed indicators. Instead the AMR was required to set out performance against locally important objectives as set out in the Core Strategy to enable better local scrutiny of the impacts of local policies on planning and development.
2. Whilst the AMR has changed it still remains a key element of the Government's 'plan, monitor and manage' approach to the planning system and an important tool for local authorities in communicating their performance locally. New regulations in 2012 set out clearly the expectations as to what the AMR should monitor and report, these included:

- i. review the progress of the preparation of local development documents against the timetable and milestones in the local development scheme (project plan for producing the Local Plan);
- ii. assess the extent to which policies in the local development documents are being implemented;
- iii. where policies are not being implemented, provide an explanation with consideration as to whether these policies should be amended or replaced;
- iv. provide a detailed breakdown of total additional dwellings and affordable dwellings delivered within the local planning authority area;
- v. provide details of neighbourhood development plans and neighbourhood development orders, where relevant;
- vi. where the Community Infrastructure Levy is operational in an area, provide a detailed breakdown of CIL monies collected and spent in the reporting year; and
- vii. report on agreed actions with prescribed bodies, arising from the 'duty to co-operate'.

In essence the AMR should provide information on performance and impact of planning policy, identify outputs and trends and assist Local Planning Authorities to build a comprehensive evidence base. It is also key in understanding whether the plan continues to deliver the expected outcomes against the objectives set out in the Core Strategy or whether changes in policy of delivery are required.

2015/16 AMR

3. This twelfth AMR covers the period 1 April 2015 to 31 March 2016. It assesses the preparation of emerging Local Plan documents and represents the third full monitoring year since the Core Strategy was adopted in 2011. It was written taking full account of government guidance and meets these requirements in full providing a clear picture of performance against the Council's objectives.
4. One of the most important issues the AMR encompasses is housing. In particular the AMR sets out the Council's five year housing land supply. As there were 240 net dwelling completions this year the Council is able to demonstrate a five year housing land supply (including a 20% buffer on top of the housing requirement during the next 5 years). The Council can show that it remains on course to deliver the target set in the Core Strategy. The AMR shows that the Council continues to meet its targets around housing delivery and has a sufficient, although decreasing, supply of land available to meet future growth expectations.
5. The Council is also required to set out whether there is sufficient land to deliver a five year supply against objectively assessed housing need. The report shows, unsurprisingly given the scale of need compared to our current target, that there is insufficient development land to meet a five year supply based on needs. However, this position has been recognised by the Council and was a key reason for the adoption of new Local Development Scheme setting out a timetable for the preparation of a new local plan.

6. Despite the continuing ability of the Council to exceed its housing target (in terms of absolute numbers of properties delivered), the trend continues for a high level of completed dwellings (gross) to have four or more bedrooms. These accounted for 105 (43%) of all completions during the year despite the target in the Core Strategy being just 10% for this size of property. The target for dwellings of one, two and three bedrooms is for them to account for 30% of completed dwellings each year. Whilst this was achieved for one bedroom dwellings which accounted for 77 units (32% of all completions), the number of two bedroom properties (42 units - 17% of the total) and three bedroom dwellings (19 completions – 8% of the total) fell well short of the target.
7. Finally, the implementation and use of CIL funds has been very successful this year as the Council collected more than double its £2m target. This shows that the Levy is both deliverable and viable. The Council has finished a series of spending board meetings, that took place during 2016, that have allocated over £2m towards a variety of projects that will be undertaken by local groups, organisations and the Borough and County Council
8. Formal member approval is therefore sought to publish the AMR as set out in Appendix A of this report.

Financial implications:

None for the purpose of this report.

Environmental implications:

The AMR will include the monitoring of policies against the background of delivering sustainable development.

Legal implications:

Relevant to meeting the Council's obligations under the Planning and Compulsory Purchase Act 2004 (as amended).

Equality Implications:

None for the purpose of this report.

Risk Management Implications:

None for the purpose of this report.

Community Safety Implications:

None for the purpose of this report.

Background papers:

None for the purpose of this report.

Enclosures/Appendices:

Appendix 'A': Elmbridge Borough Council Authority's Monitoring Report 1 April 2015 – 31 March 2016

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