

ANNUAL MONITORING REPORT 2019-2020

Head of Service:	Viv Evans, Head of Planning
Wards affected:	(All Wards);
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	
Appendices (attached):	Appendix 1: Annual Monitoring Report 2019/2020

Summary

The Annual Monitoring Report assesses the performance of adopted planning policies and tracks the progress against the Local Plan Programme.

Recommendation (s)

The Committee is asked to:

- (1) Note the contents of the Annual Monitoring Report.**

1 Reason for Recommendation

- 1.1 The Annual Monitoring Report (AMR) is prepared for each financial year (April – March). The latest AMR covers the period 1st April 2019 to 31st March 2020. Local planning authorities must publish information at least annually and it must be available publicly.

2 Background

- 2.1 Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making. With its focus on the delivery of sustainable development and sustainable communities, monitoring is important in the planning system in providing a check on whether those aims are being achieved. The targets and indicators in this report relate to the key policies set out in the Core Strategy 2007, Plan E (Epsom Town Centre Area Action Plan) 2011 and the Development Management Policies 2015.
- 2.2 National planning policy requires that local planning authorities must identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

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- 2.3 In addition national policy highlights the importance of evidence in the preparation of policy, and the AMR provides an important resource to support that objective.
- 2.4 National policy also emphasises the importance of an up-to-date Local Plan. The AMR serves as a tool to show where policies are underperforming and where action needs to be taken to bring them up to date.

2.5 Main headlines

- 2.6 This year 195 new dwellings have been completed. This equates to just 33% of our identified housing need for the year. A housing trajectory has been prepared to estimate future housing delivery and provide a projection of whether there is likely to be a future shortfall or surplus of housing in relation to our housing requirement. The latest housing trajectory indicates that there will be a shortfall over the period 2017-2037.
- 2.7 In addition, the AMR also sets out a 'five year housing land supply' statement. This identifies that there will be a shortfall of housing sites. It concludes that there is currently between a 0.98 year and 1.0 year supply of housing.
- 2.8 During the reporting period there have been 39 affordable housing completions. This equates to 20% of housing completions for the year, which is below the target currently set out in the Core Strategy.

3 Risk Assessment

Legal or other duties

3.1 Impact Assessment

- 3.1.1 Local Planning Authorities are required by government to produce an annual monitoring report reporting on the performance and delivery of its Local Plan. The absence of a five year housing land supply is significant when considering planning applications, where national planning policy states the presumption in favour of sustainable development applies.
- 3.1.2 The shortfall in projected housing units identified in the housing trajectory for the plan period is a significant headline for the new Local Plan and will be considered in the next Local Plan consultation. For clarity, national planning policy requires that new local plans are positively prepared; namely, that they propose strategies, policies and site allocations that meet local housing requirements in full.

3.2 Crime & Disorder

- 3.2.1 None arising from this report

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3.3 Safeguarding

3.3.1 None arising from this report

3.4 Dependencies

3.4.1

3.5 Other

3.5.1

4 Financial Implications

4.1 None arising from the contents of this report.

4.2 **Section 151 Officer's comments:** None arising from the contents of this report.

5 Legal Implications

5.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to make an annual report to the Secretary of State on the implementation of the local development scheme and the extent to which the policies set out in the local plan were being achieved.

5.2 There is a range of minimum information an Annual Monitoring Report should contain, which is set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, including:

- the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme. In relation to each of those documents, the timetable for a document's preparation, the stage it has reached, and in the case of any delay with such a document, the reasons for such delay.
- if a policy is not being implemented, the reasons for such and the mitigation steps
- if a policy specifies a numbers of dwellings, the monitoring report must set these out.

5.3 Annual Monitoring Reports include other information, for example, how contributions made by development have been used, such as planning obligations, the community infrastructure levy and new homes bonus payments.

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- 5.4 **Monitoring Officer's comments:** None arising from the contents of this report.

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

6.1.1 Green and vibrant, Safe and Well, Cultural and Creative, Opportunity and Prosperity, Smart and Connected, Effective Council

6.1.2 The Local plan is fundamental towards delivering the Council's Visions and Objectives identified in the Four Year Plan.

- 6.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

- 6.3 **Climate & Environmental Impact of recommendations:**

6.3.1 There are no climate or environmental implications from this report

- 6.4 **Sustainability Policy & Community Safety Implications:**

6.4.1 There are no sustainability or community safety implications from this report

- 6.5 **Partnerships:**

6.5.1 There are no partnerships issues arising from this report

7 Background papers

- 7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- [Annual Monitoring Report 2018-2019](#); Licencing and Planning Policy Committee 23 January 2020

Other papers:

- None