

ANNUAL MONITORING REPORT 2018-2019

Head of Service/Contact: Ruth Ormella, Head of Planning
Urgent Decision?(yes/no) No
If yes, reason urgent decision required:
Annexes/Appendices (attached): Annexe 1: Annual Monitoring Report 2018/19
Other available papers (not attached):

Report summary

The Annual Monitoring Report assesses the performance of adopted planning policies and tracks the progress against the Local Plan Programme. This document meets the requirements set out in national planning policy for producing a housing delivery trajectory and five year housing land supply statement. It also has an important role in informing the preparation and production of the emerging new local plan.

Recommendation (s)

That the Committee note the contents of the Annual Monitoring Report.

1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy

- 1.1 The delivery and implementation of the Epsom & Ewell Local Plan contributes towards all of the Council's Key Priorities. Meeting housing need, whether market or affordable, lies at the heart of the Local Plan. Accurate monitoring of our housing delivery performance helps to ensure that new policies and other interventions contribute towards meeting the needs of our communities and by doing so will assist in the achievement of the Council's Key Priorities.

2 Background

- 2.1 The Annual Monitoring Report (AMR) is prepared for each financial year (April – March). Our latest AMR covers the period 1st April 2018 to 31st March 2019. It is the principal means of monitoring the performance and implementation of our Local Plan, and is fundamental to providing a sound factual basis for decision-making and plan preparation.

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- 2.2 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) 2012 and the Development Management Policies 2015.
- 2.3 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. 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.

3 Main headlines

- 3.1 This year 165 new dwellings have been completed. This equates to just 28% of our identified housing need¹ for the year.
- 3.2 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 of 8,484 housing units over the period 2017-2037.
- 3.3 In addition, the AMR also sets out our 'Statement of five year housing land supply'. This identifies that there will be a shortfall of housing sites. It concludes that we currently have between a 1.1 year and 1.3 year supply of housing².
- 3.4 During the reporting period there have been 46 affordable housing completions. This equates to 28% of housing completions for the year, which is below the target currently set out in the Core Strategy. In response we have commissioned a Strategic Viability Assessment that will consider the scale of Affordable Housing that can be viably delivered through the new Local Plan. In order to be in accordance with national planning policy our new affordable housing policy will need to strike a balance between ensuring development remains viable and meeting our affordable housing need.

¹ As required by national planning policy this is set against the scale of objectively assessed housing need calculated through the government's standard method.

² National planning policy requires that local planning authorities identify at least a five year supply of housing.

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- 3.5 Other Local Plan Policies that perform well at planning appeal include the Green Belt policies and housing standards/ design policies. Our new Local Plan will need to carefully consider the detailed design policies in light of the increased pressure on housing delivery.

4 Financial and Manpower Implications

- 4.1 The preparation, publication, examination and on-going monitoring of our new Local Plan is a high priority which is being resourced through the Planning Policy Team.

4.2 ***Chief Finance Officer's comments:***

5 Legal Implications (including implications for matters relating to equality)

- 5.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for local planning authorities to make an annual report to the Secretary of State about the implementation of the local development scheme and the extent to which the policies set out in the local plan were being achieved. This was referred to as an Annual Monitoring Report, which had to be published as a single document on a specific date.

- 5.2 However, section 113 of the Localism Act 2011 amended this requirement, renaming the report the Annual Monitoring Report (AMR), allowing it to be published annually rather than on a specific date, and removing the requirement for it to be a single report. This gives local authorities the flexibility to publish a number of component documents when information becomes available, which together make up the AMR.

- 5.3 The minimum information an AMR should contain is defined in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It should:

5.3.1 Set out progress with local plan preparation.

5.3.2 Report on activities relating to the duty to cooperate.

5.3.3 Describe how the implementation of policies in the local plan is progressing.

- 5.4 Reports may also provide 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.

- 5.5 Local planning authorities must publish information at least annually and it must be available publicly.

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

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6 Sustainability Policy and Community Safety Implications

6.1 None for the purposes of this report.

7 Partnerships

7.1 None for the purposes of this report.

8 Risk Assessment

8.1 We are required by government to produce an annual monitoring report reporting on the performance and delivery of our Local Plan.

8.2 The implication of the absence of a five year housing land supply is significant when considering planning applications but is not a new situation for the Council. For clarity, national planning policy requires that in the absence of a demonstrable five year housing land supply, the presumption in favour of sustainable development applies.

8.3 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.

9 Conclusion and Recommendations

9.1 That the Committee note the contents of the Annual Monitoring Report and that it will be subsequently be published on our website.

Ward(s) affected: (All Wards);