

## **AUTHORITY MONITORING REPORT 2023/24**

<b>Head of Service:</b>	Justin Turvey, Head of Place Development
<b>Report Author</b>	Mary Bryson, Ian Mawer
<b>Wards affected:</b>	(All Wards);
<b>Urgent Decision?</b>	No
<b>If yes, reason urgent decision required:</b>	
<b>Appendices (attached):</b>	Appendix 1 – Epsom and Ewell Authority Monitoring Report 2023/24

### **Summary**

The Authority Monitoring Report (AMR) is a factual report that has two purposes; to monitor progress towards new Local Development Documents and to monitor the effectiveness of key policies set out in Local Development Documents.

### **Recommendation (s)**

#### **The Committee is asked to:**

- (1) Note the content of the Authority Monitoring Report for the 2023/24 Monitoring year and agree to it being published.**

## **1 Reason for Recommendation**

- 1.1 The Authority Monitoring Report (AMR) is prepared for each financial year (April – March). The latest AMR covers the period 1 April 2023 to 31 March 2024 and is contained in Appendix 1.
- 1.2 Local planning authorities are required by law to prepare and publish an AMR at least annually.

## **2 Background**

- 2.1 The Authority Monitoring Report contributes to the suite of documents that comprise and support the Development Plan for Epsom and Ewell Borough Council. The purpose of the AMR is to review the progress of plan-making and the effectiveness of key Local Plan policies.

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- 2.2 Although the role of the AMR is to monitor adopted Local Plan policies, housing supply is a fundamental aspect of monitoring and where a Local Plan is considered out of date the national standard method for calculating housing requirements applies.
- 2.3 One of the purposes for monitoring your adopted Local Plan policies is to flag when policies are being ineffective and when a review may be necessary. The Council has already acknowledged the need for a new up to date Local Plan, with public consultation being undertaken in February and March of 2023 on a Draft (Regulation 18) Local Plan. Until the new Local Plan is adopted, we will seek to meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted.
- 2.4 The AMR highlights that during the monitoring year, 139 homes were completed in the borough, of which 22 were affordable homes (3 shared ownership, 19 affordable rented).
- 2.5 Local Authorities in England are required to report on either a four- or five-year housing land supply position following the publication of the revised National Planning Policy Framework in December 2023. The Council can report against a four-year supply of housing as we satisfy the criteria detailed in the NPPF by having consulted on a Regulation 18 Local Plan that included draft site allocations to meet housing need and a policies map.
- 2.6 Our five-year land supply position is also reported in the AMR to enable comparison to previous monitoring years.
- 2.7 The AMR demonstrates that the Council cannot demonstrate either a four year or five-year housing land supply.

### **3 Risk Assessment**

#### Legal or other duties

- 3.1 Equality Impact Assessment
  - 3.1.1 None arising from this report.
- 3.2 Crime & Disorder
  - 3.2.1 None arising from this report.
- 3.3 Safeguarding
  - 3.3.1 None arising from this report.
- 3.4 Dependencies

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3.4.1 None arising from this report.

3.5 Other

3.5.1 None arising from this report.

### 4 Financial Implications

4.1 None arising from this report.

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

### 5 Legal Implications

5.1 The publication of an authority monitoring report is a requirement of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act).

5.2 Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012 sets out the requirements for the contents of an AMR. Appendix 1 meets these statutory obligations.

5.3 It should be noted that during the AMR reporting period the Council could not demonstrate a four-year housing land supply. This means that the NPPF's presumption in favour of sustainable development applied during the reporting period and continues to apply moving forward.

5.4 **Legal Officer's comments:** None arising from this report.

### 6 Policies, Plans & Partnerships

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

- The new Local Plan will contribute towards delivering the Council's Vision and priorities in its Four-Year Plan.

6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:** There are no climate or environmental implications from this report.

6.4 **Sustainability Policy & Community Safety Implications:** There are no policy and community safety implications from this report.

6.5 **Partnerships:** None.