

# AGENDA ITEM 8

## RURAL, ECONOMIC & ENVIRONMENTAL AFFAIRS COMMITTEE

8<sup>TH</sup> JANUARY 2014

### REPORT OF THE HEAD OF REGULATORY SERVICES

#### ADOPTION OF THE ANNUAL MONITORING REPORT 2013

#### 1. PURPOSE OF THE REPORT

- 1.1 This report informs the Committee of the contents of the Melton Annual Monitoring Report 2013.

#### 2. RECOMMENDATION

- 2.1 **That the Committee notes the report and adopts the AMR at appendix 1**

#### 2.1. BACKGROUND

- 2.2. Local Planning Authorities are no longer required to produce an annual monitoring report for submission to the Secretary of State. However Local Authorities are required to monitor planning performance and share the results with the local community under the Localism Act 2011. Moreover, we can now choose which targets and indicators to include in the report as long as they are in line with relevant legislation.
- 2.3. National Indicators ceased in March 2011 and have been replaced by a new monitoring regime, the single data list. It is a matter for each Council to determine what information should be included in their Annual Monitoring Report. The provision of a 5 year land supply is a requirement set out the National Planning Policy Framework and so should be included. Under this Local Planning Authorities should identify and maintain a 5 year supply of deliverable housing sites plus a 5% buffer.
- 2.4. In addition, a set of Output indicators have been used to assess the performance of policies; these comprise Core Output Indicators and Local Indicators. The Core Output Indicators provide a consistent data source for assessing the plan performance against recognised targets. Local indicators have been used to address the outputs of policies not covered by the output indicators and reflect local circumstances and issues.
- 2.5. The monitoring framework shows the strategic relationship between policy and objectives and how we will monitor for the successful delivery of our objectives.
- 2.6. **Housing land Supply**
- Since 2011 221 dwellings have been delivered. During the monitoring period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2012 64 dwellings were delivered, with 7 of these being for affordable housing.
- 3.6 The number of dwellings anticipated to come forward on large sites (over 10 dwellings) is 473 dwellings over the five year period from 1st April 2014 to 31<sup>st</sup> March 2019.

- 3.7 With regard to small sites, the NPPF states that Local Authorities should not include residential gardens in making any allowance for windfall sites. Moreover, other factors could cause a reduction in the number of dwellings completed on small sites. On this basis the projected contribution under Broad Location: Small Sites in our housing trajectory has been reduced to 45 from 2019/20 to 2022/23 and to 40 dwellings in 2023/24 (with further reductions thereafter). As a result we consider that over the next 5 years there will be 250 dwellings coming forward on small sites.
- 3.8 In addition 25 affordable houses are projected to be delivered on rural exception sites.
- 3.9 Over the plan period from 2011 up to 2035/6 using the provisional housing requirement of 200 dwellings per annum there is a requirement to deliver 5000 dwellings. By 31st March 2014, it is expected that there will be 221 net completions leaving a residual requirement of 4779 dwellings to be delivered over the rest of the plan period.
- 3.10 The five year supply table has included large sites with planning permission, deliverable SHLAA sites and small sites within the five year supply on the basis of delivering 200 dwellings over the five year period as set out in the housing trajectory, this gives a 3.6 years supply.

### **3.11 Other Land Uses**

- In relation to employment land there has been a loss of town centre uses as monitored through planning permissions within Melton Mowbray; this reflects the current economic climate. There has however been an increase in town centre uses in the Borough as a whole.
- 3.12 There has been a reduction in employment land completions in 2012/13; There is currently 16.1 ha of allocated employment land remaining and 12.54ha of land exists which has been granted planning permission for employment use but has not been completed.
- 3.13 Melton Mowbray town centre has seen a slight increase in pedestrian footfall; information in relation to town centre businesses will be updated once this information becomes available.
- 3.14 There has been increase in the amount of renewable energy being installed within the Borough from 105kw in 2012 to 278kw in 2013. The majority of renewable energy sources for this period relate to renewable wind energy.

## **4.0 POLICY AND CORPORATE IMPLICATIONS**

- 4.1 The principle Policy and corporate implications are considered to relate to the risks associated with the information contained within the AMR. These are addressed in Section 9 below.

## **5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS**

- 5.1 There are no direct implications arising from the AMR itself. However, there are wider risks which are addressed in Section 9 below.

## **6.0 LEGAL IMPLICATIONS**

- 6.1 There are no legal implications arising from this report.

**7.0 COMMUNITY SAFETY**

7.1 There are no community safety issues arising from this report.


**8.0 EQUALITIES**

8.1 There are no equalities implications arising from this report.

**9.0 RISKS**

9.1

|                        |                  |                 |                |                   |
|------------------------|------------------|-----------------|----------------|-------------------|
| Very High<br>A         |                  |                 |                |                   |
| High<br>B              |                  | 1.              | 2.             |                   |
| Significant<br>C       |                  |                 |                |                   |
| Low<br>D               |                  | 3.              |                |                   |
| Very Low<br>E          | 4.               |                 |                |                   |
| Almost Impossible<br>F |                  |                 |                |                   |
|                        | IV<br>Negligible | III<br>Marginal | II<br>Critical | I<br>Catastrophic |


  
**Impact**

| Risk No. | Description   |
|----------|---|
| 1.       | Encouragement of speculative applications in 'unplanned' locations                            |
| 2.       | Cost of dealing with major and controversial applications and appeals                         |
| 3.       | Prejudice to the Local Plan process   |
| 4.       | Failure to deliver corporate objectives through the planning system (e.g. affordable housing) |

**10.0 CLIMATE CHANGE**

10.1 There are no climate change issues arising from this report.

**11.0 CONSULTATION**

11.1 The production of the AMR is a factual exercise based upon actual development trends. No consultation has been carried out. The AMR% has been presented to the

Planning Committee and Melton Local Plan Working Group for information and awareness.

## **12.0 WARDS AFFECTED**

12.1 To varying degrees all wards are affected.

Contact Officer: J Worley, Head of Regulatory Services  
Date: 24<sup>th</sup> December 2013  
Appendices: Appendix 1 Annual Monitoring Report 2013