

AGENDA ITEM 10

RURAL, ECONOMIC & ENVIRONMENTAL AFFAIRS COMMITTEE

31st AUGUST 2016

REPORT OF THE HEAD OF REGULATORY SERVICES

ADOPTION OF THE ANNUAL MONITORING REPORT 2015

1. PURPOSE OF THE REPORT

- 1.1 This report informs the Committee of the contents of the Melton Annual Monitoring (AMR) Report 2016.

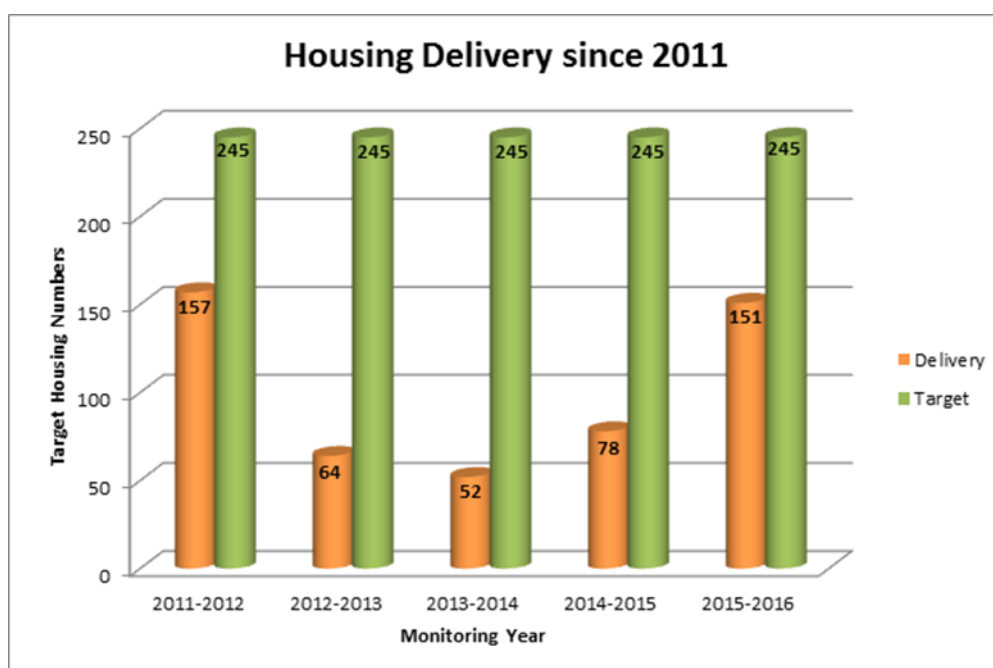
2. RECOMMENDATION

- 2.1 **That the Committee notes the report and adopts the AMR included as appendix A to this report.**

3.0 KEY ISSUES

- 3.1 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.
- 3.2 National Indicators ceased in March 2011 and have been replaced by a new monitoring regime, the single data list.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 and, where there has been under-delivery in recent years, a 20% buffer.
- 3.3 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.
- 3.4 The monitoring framework shows the strategic relationship between policy and objectives and how we will monitor for the successful delivery of our objectives.
- 3.5 **Housing land Supply**
- 3.6 Since 2011 502 dwellings have been delivered. During the monitoring period 1st April 2015 to 31st March 2016 151 dwellings were delivered, with 6 of these being for affordable housing.
- 3.7 The number of dwellings anticipated to come forward on large sites (over 10 dwellings) is 506 dwellings over the five year period, from 1st April 2016 to 31st March 2021.

- 3.8 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, Small Sites in our housing trajectory has been reduced to 195.
- 3.9 Over the plan period from 2011 up to 2036 using the housing requirement of 245 dwellings per annum there is a requirement to deliver 6125 dwellings. By 31st March 2016, it is expected there were 502 net completions leaving a residual requirement of dwellings to be delivered over the first 5 years of the plan period of 723.
- 3.10 The graph below shows completions since 2011 compared with the housing target. In the monitoring year 1st April 2015 – 31st March 2016 a total of 151 new homes were completed in the Borough.



- 3.11 The requirement for this five year period was 1225 homes (245 x 5 years). Between April 2011 and March 2016 a total of 502 homes have been built. This is less than half the requirement and results in an under-delivery of 723 homes over the last five years.
- 3.12 The under delivery of housing is added to the requirement therefore the five year land supply for the next five years is increased to 1948. This requirement is further increased by the application of a 20% buffer required by the NPPF for areas which “persistently under deliver”. This adds a further 245 homes to our requirement. Therefore the five year requirement for Melton Borough for the period 2016-2021 is 2193 homes or 438 new homes each year.

	Large Sites with PP	Sites awaiting S106	Small sites with PP	Total deliverable supply at June 2016	Shortfall of supply and OAN for five years (1225)	Shortfall against OAN plus shortfall and 20% buffer (2193)
Total	506	295	195	996	- 29	-1197

3.13 The five year supply table includes large sites with planning permission, and small sites within the five year supply on the basis of delivering 245 dwellings over the five (plus shortfall and 20% buffer) year period as set out in the housing trajectory, this gives 2.20 years supply.

3.14 Other Land Uses

3.15 The AMR also provides useful information on other land uses: retail and industrial floorspace, gypsy and traveller provision and unauthorised encampments and provides information on the town centre in terms of footfall measurement and vacancy rates.

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

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 Date: 24th August 2016
 Appendices: Appendix 1 Annual Monitoring Report 2015/16