

LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

LDF ADVISORY GROUP - 7 DECEMBER 2011

Report of the: Director of Community and Planning Services

Status: For consideration

Also considered by: Cabinet - 8 December 2011

Key Decision: No

Executive Summary:

The Annual Monitoring Report analyses the progress towards meeting the Local Development Framework milestones and targets agreed between the Government and the Local Planning Authority, as set out in the Local Development Scheme and also assesses whether or not the Local Development Framework policies are functioning properly and, when necessary, will identify appropriate action.

The performance indicators and targets in the adopted Core Strategy have been included within the AMR.

This report supports the Key aims of a green environment and safe and caring communities of the Community Plan

Portfolio Holder Cllr. Mrs. Davison

Head of Service Head of Development Services – Mr. Jim Kehoe

Recommendation: It be recommended to Cabinet that:

- (a) the contents of the Annual Monitoring Report be noted and be made publically available;
- (b) the Portfolio Holder be authorised to agree minor presentational changes and detailed amendments prior to publication to assist the clarity of the documents; and
- (c) copies be made available for sale at a price to be agreed by the Portfolio Holder.

Reason for recommendation: To progress the Council's Local Development Framework.

Introduction

1. The Annual Monitoring Report (AMR) is central to the new Local Development Framework (LDF) system. It reports on progress towards meeting the LDF milestones and targets agreed between the Government and the Local Planning Authority, as set out in the Local Development Scheme (LDS) and also assesses whether or not the LDF policies are functioning properly and, when necessary, will identify appropriate action.
2. The performance indicators and targets in the adopted Core Strategy have been included within the AMR.
3. The AMR covers the period 1 April 2010 - 31 March 2011.

Analysis and Trends

4. This is the seventh year in which the data has been collected and some trends are emerging. Some of the most significant trends are outlined below.

Housing Requirement

5. In 2010-11, 281 net units were completed compared with 213 in the previous year. The number of units has increased since the previous year and the completion rates are again above the annual target of 165 units per annum. Since 2006, 1186 units have been completed and the Housing Trajectory indicates that the Council is still in a position to meet the housing target.

Year Housing Land Supply

6. PPS3 advises that local planning authorities should be able to demonstrate a rolling 5 year housing land supply. This equates to 825 dwellings for Sevenoaks District. There are currently 757 units with planning permission which are expected to be completed during the period 2012/13 to 2016/17. An additional 315 units have been identified as having the potential to come forward in the next 5 years. This gives a total of 1072 units which exceeds the 5 years requirement figure by 247 units.
7. The draft National Planning Policy Framework sets out that Local Authorities should demonstrate that they have a housing land supply for 5 years +20%, for Sevenoaks this would mean a supply of 990 units. Sevenoaks has a housing land supply for 5 years of 1072 which is a 5-year supply +30%.

Affordable Housing

8. During 2010/11, 51 subsidised units were provided within the District.
9. Since April 2011, financial contributions of £437,376.70 have been agreed in accordance with Policy SP3.

Changes to the Local Development Scheme

10. The Core Strategy was adopted in February 2011.

11. The Development Management Policies were published for informal consultation in May 2011 and the Open Space Sites for Allocation were published for informal consultation in September 2011.
12. The Affordable Housing SPD and the Countryside Assessment SPD were adopted in October 2011.

Other Options Considered and/or Rejected

13. Not applicable

Key Implications

Financial

14. The cost of producing the AMR will be met within the approved LDF budgets.

Community Impact and Outcomes

15. The AMR assesses whether or not the LDF policies are functioning properly and, when necessary, will identify appropriate action.

Legal, Human Rights etc.

16. There are no issues arising from producing the AMR itself, however the data contained within it may reveal “equality issues” which the Council will then be in a position to address.

Resource (non-financial)

17. None

Equality Impacts

18. There are no issues arising from producing the AMR itself, however the data contained within it may reveal “equality issues” which the Council will then be in a position to address.

Conclusions

19. The AMR is an important element of the LDF and must be produced each year by the Council. The AMR must be published by the Council by 31 December and be made publically available.

Risk Assessment Statement

20. The AMR is an important element of the LDF and failure to meet the December deadline will have implications for the performance of the Council.

Local Development Framework Advisory Group – 7 December 2011

Background Papers: Local Development Framework – Annual
Monitoring Report 2011

The Core Strategy DPD

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