

LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

LDF ADVISORY GROUP

Report of the: Deputy Chief Executive and Director of Community and Planning Services

Status: For information

Also considered by: None

Key Decision: No

Executive Summary:

The Annual Monitoring Report (AMR) analyses the 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.

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 Group Planning Manager – Alan Dyer

Introduction

- 1 The 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 AMR is usually prepared by December each year. The AMR covering the period 1 April 2011 – 31 March 2012 will be submitted to Cabinet for approval in November 2012.
- 3 This interim report is to inform the LDF Advisory Group of the main indicators which have been finalised so far.

Housing

- 4 In 2011-12, 174 net units were completed compared with 281 in the previous year. Although the number of completions has decreased since last year it still remains above the annual target of 165 units per annum. Since 2006, 1360 units have

been completed and the Housing Trajectory indicates that the Council is still in a position to meet the Core Strategy housing target.

- 5 The National Planning Policy Framework requires Local Planning Authorities to have a 5 year supply of deliverable housing sites plus an additional 5% buffer. This equates to 867 dwellings for Sevenoaks District. There are currently 819 units with planning permission which are expected to be completed during the period 2012/13 to 2016/17. An additional 703 units have been identified as having the potential to come forward in the next 5 years. This gives a total of 1522 units which exceeds the 5 years requirement figure by 655 units.

Sevenoaks District 5 year Land Supply 2012

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
	1	2	3	4	5	
Identified Sites	143	142	140	139	139	703
Extants (Full & Outline) <0.2ha minus % non – implementation	96	104	16	0	0	216
Extants (Full & Outline) 0.2ha and over minus % non-implementation	136	149	127	119	72	603
Supply by year	375	395	283	257	210	
Cumulative Supply	375	770	1053	1311	1522	1522
Requirement	165	330	495	660	825	867

- 6 59% of housing completions in 2011/12 were within the main settlements of Sevenoaks, Swanley and Edenbridge.

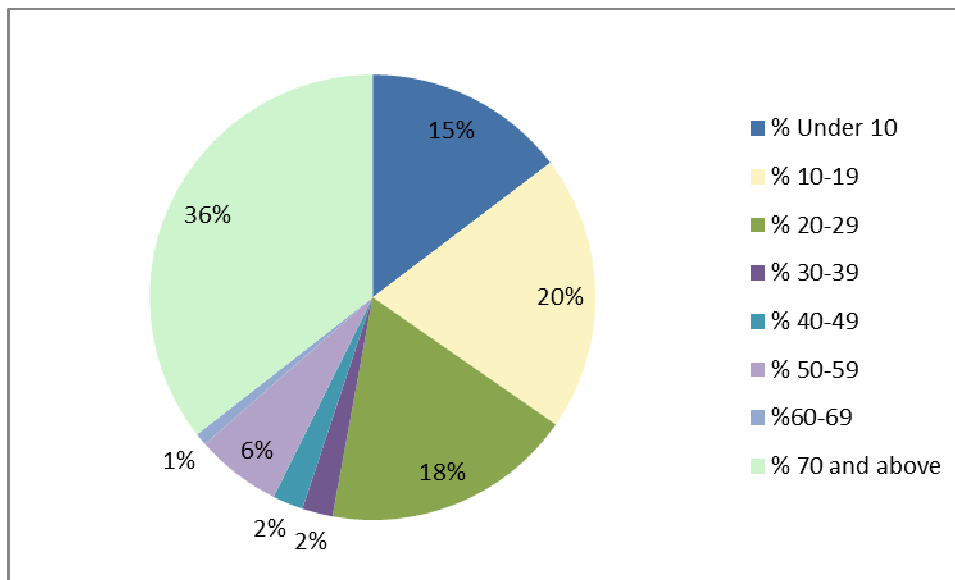
Distribution of Housing Completions in 2011/12

Completions	Sevenoaks Urban Area	Swanley	Edenbridge	Rest of District	Total
11-12	52	10	40	72	174
11-12%	30%	6%	23%	41%	
Plan Period Total	241	143	272	704	1360
Plan Period %	18%	10%	20%	52%	

- 7 72% of new housing met the required Code for Sustainable Homes level or BREEAM standard.
- 8 During 2011/12, 25 affordable housing units were provided within the District. They consist of 22 social rent and 3 shared ownership.
- 9 £206,144 was received in affordable housing contributions during the monitoring year.

- 10 No permanent gypsy and traveller pitches were granted during the monitoring year.
- 11 37 additional extra care and sheltered housing bedrooms were completed.
- 12 The average density of new housing across the district was 46.5 dwellings per hectare. 45% of new dwellings were completed above 40dph.

Density of Completed Dwellings 2011-12 (dwellings per hectare)



Employment and Retail

- 13 In 2011/12 there was an increase of 3155sq m in employment floorspace across the District. There was a net loss of 95 sq m in the main settlements.

Completed Employment Floorspace in 2011/12

	B1a	B1b	B1c	B2	B8	BX*	Total (sqm)
Sevenoaks Urban Area	-132	0	0	0	0	0	-132
Swanley	0	0	0	0	0	0	0
Edenbridge	0	0	-550	37	0	550	37
Main Settlements	-132	0	-550	37	0	550	-95
Rest of District	880	0	-190	-362	-20	2942	3250
TOTAL	748	0	-740	-325	-20	2997	3155

* Mixed B class uses

- 14 At March 2012, 2% of the District's working population were unemployed.
- 15 There was an increase of 3654sq m in retail floorspace within the main settlements of Sevenoaks, Swanley and Edenbridge.

Other Options Considered and/or Rejected

16. Not applicable

Key Implications

Financial

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

Community Impact and Outcomes

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

Legal, Human Rights etc.

19. 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)

20. None

Equality Impacts

21. 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

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

Risk Assessment Statement

23. The AMR is an important element of the LDF and failure to publish an annual will have implications for the performance of the Council.

Background Papers: The Core Strategy

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