

LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

Cabinet – November 2012

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

Status: For decision

Also considered by: None

Key Decision: Yes

Executive Summary:

The Annual Monitoring Report (AMR) (Appendix A) analyses the progress towards meeting the LDF milestones and targets 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

Recommendation to It be RESOLVED that:

- (a) that the contents of the Annual Monitoring Report be noted and be made publicly 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.
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Reason for recommendation: To progress the Council's Local Development Framework.

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 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 1st April 2011 – 31st March 2012.

Summary of the main findings:

Local Development Framework Preparation

- 3 The Local Development Scheme requires updating to better reflect the new timetable for the emerging Allocations and Development Management Plan. The timetable for this document has been changed to provide additional time to resolve a limited number of site allocation issues prior to submission. The CIL Charging Schedule and the Gypsy and Traveller Plan timetables have also been changed to accommodate additional evidence base work.

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 1472 units which exceeds the 5 years requirement figure by 605 units.
- 6 59% of housing completions in 2011/12 were within the main settlements of Sevenoaks, Swanley and Edenbridge.
- 7 During 2011/12, 25 affordable housing units were provided within the District. They consist of 22 social rent and 3 shared ownership. This is lower than the target of 66dpa.
- 8 £206,144 was received in affordable housing contributions during the monitoring year.
- 9 No permanent gypsy and traveller pitches were granted during the monitoring year.
- 10 The average density of new housing across the district was 46.5 dwellings per hectare, higher than the target of 40dph. 45% of new dwellings were completed above 40dph.

Employment and Retail

- 11 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.
- 12 At March 2012, 2% of the District's working population were unemployed.

13 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

Not applicable

Key Implications

Financial

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

Community Impact and Outcomes

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

Legal, Human Rights etc.

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)

None

Equality Impacts

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

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

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

Background Papers: The Core Strategy

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