

Surrey Heath Local Development Framework – Authorities Monitoring Report 2014/15

Summary

To consider the Local Plan Authorities' Monitoring Report 2014/15 for the purpose of making the document publically available at the Council offices and on the Council's website.

Portfolio: Regulatory

Date Portfolio Holder signed off report: 11 December 2015

Wards Affected

All

Recommendation

The Executive is advised to resolve that the Surrey Heath Local Plan Authorities Monitoring Report be approved for the purpose of making the document publically available at the Council offices and on the Council's website.

1. Resource Implications

- 1.1 There are no resource implications beyond that provided for within the agreed budget for 2015/16.

2. Key Issues

- 2.1 The Surrey Heath Authorities Monitoring Report (AMR) has been produced in line with the requirements set out in the Localism Act 2011 which states a report must still be produced and planning authorities must publish this information direct to the public at least yearly.
- 2.2 The purpose of the AMR is to provide details of what actions have been taken to implement a Local Development Plan and the Local Development Scheme, to indicate the extent to which policies in the current Surrey Heath Local Plan have been achieved, and to identify any solutions and changes where targets are not being met.
- 2.3 This AMR monitors the period from 1st April 2014 to 31st March 2015.
- 2.4 The Core Strategy and Development Management Policies Development Plan Document 2011-2028 (CSDMP) was adopted in February 2012. Many of the targets and objectives set out in the CSDMP are designed to be achieved over the duration of the plan period. Therefore, a single year's monitoring taken in isolation does not provide a true picture of how well the objectives of the various Local Plan policies are being achieved. In addition, it will take some time for the effects of the new policies in the CS&DMP DPD to become apparent. However, these indicators still serve to provide a useful

baseline which can be built upon as the new policies begin to take effect.

- 2.5 The CSDMP set a target to build 3,240 new homes between 2011 and 2028. This equates to 191 units per year. From 2011 – March 2015 the Council has delivered 710 homes which represents an under delivery of 52 homes over the four monitoring years. The Council's ability to meet the targets for new homes relies largely on overcoming restrictions imposed by the Thames Basin Heaths SPA. The Council continues to work on delivering SANG land and it is anticipated that this will allow more housing to come forward in the later stages of the plan period. The Council has permitted more development than has been delivered.
- 2.6 A housing trajectory has been prepared, based on the Strategic Housing Land Availability Assessment (SHLAA) 2014. This suggests that (subject to adequate SANG being available) the Council can demonstrate an adequate supply of sites to meet housing need based on current CSDMP targets to the end of the plan period (2028).
- 2.7 Over the plan period to date, 73% of all housing completions were on Previously Developed Land (PDL), against the CSDMP target of 60%. The Borough Council will continue to ensure the most effective use of land is made wherever possible.
- 2.8 Over the plan period to date around 5% of completed dwellings were affordable housing, against a CSDMP target of 35%. However the new policies have only been in place for 3 years and it will take some time for their effects to become fully apparent. Previous developments such as the Notcutts site in Bagshot delivered 50% on-site affordable housing which is above the percentage targets set out in the Core Strategy. This demonstrates that some development sites can help to balance under delivery of affordable housing in others. It is also important to note that a significant quantity of applications now come through as prior notifications for the conversion of offices to residential accommodation. These prior notifications applications means there is no incentive or requirement for developers to provide affordable housing.
- 2.9 The Council has sought to ensure environmental protection standards are met across the Borough and has generally performed well on the environmental indicators monitored.
- 2.10 Over the plan period to date there has been a net gain in employment floorspace in Core Employment Areas, with no net gain or loss of Employment floorspace in the designated Core Employment Areas during the monitoring year. However, across the Borough as a whole there has been a net loss of Employment and Retail floorspace. Initially, this was a reflection of the economic downturn, but more recently it is probably a result of the changes to Permitted Development Rights which allow for the change of use of offices to

residential under prior notification rather than through the planning applications process. Policies in the CSDMP and the recently adopted Camberley Town Centre Area Action Plan aim to address the issues of losses of employment and retail floorspace. However, further recent amendments to permitted development rights may make this more difficult to control and monitor.

- 2.11 The Camberley town Centre Area Action Plan (CTCAAP) was adopted in July 2014, midway through the monitoring year. Objectives in the CTCAAP have been set out in this report's monitoring structure and will continue to be monitored in future AMRs as monitoring data for the relevant objectives becomes available.

3. Options

- 3.1 The Executive has the following options in respect of the AMR

- (i) to **AGREE** the AMR, or
- (ii) to **NOT AGREE** the AMR.

4. Proposals

- 4.1 It is proposed that the AMR as circulated be approved for publication

5. Supporting Information

- 5.1 None

6. Corporate Objectives And Key Priorities

- 6.1 The AMR reports progress in implementing Development Plan Documents and monitors performance against the policies of the adopted Core Strategy and Development Management Polices (CSDMP) and in future, also the Camberley Town Centre Area Action Plan (CTCAAP). The polices in the CSDMP have been produced to take forward the vision set out in the Council's Sustainable Community Strategy and the Council's key corporate objectives.

7. Policy Framework

- 7.1 The Planning and Compulsory Purchase Act was enacted on 28th September 2004. Section 35 of the Act required local planning authorities to make an annual report to the Secretary of State about the implementation of their local development scheme and whether the policies in the local development documents are being achieved.

8. Legal Issues

- 8.1 As set out in S.35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) the Council is required to publish an Authorities Monitoring Report at least yearly. This must be made available online and in the Council offices.

9. Consultation

9.1 The Authorities Monitoring Report (AMR) is a statutory requirement which monitors the Council's achievements against the objectives of the Local Plan. The AMR must be made available to the public at the Council's offices and by publication on the Council's website. There is no requirement for consultation to be undertaken on the document.

9.2

Annexes	None
Background Papers	Annual Monitoring Report 2014/15
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	01/12/15
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	01/12/15
Policy Framework		
Legal	✓	01/12/15
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing	✓	01/12/15

Review Date:

Version: