

Surrey Heath Local Development Framework – Authority Monitoring Report 2017/18

Summary

To consider the Local Plan Authority Monitoring Report 2017/18 for the purpose of making the document publically available at the Council offices and on the Council's website.

Portfolio: Planning & People

Date Portfolio Holder signed off report: 20 December 2018

Wards Affected

All

Recommendation

The Executive is advised to RESOLVE that the Surrey Heath Local Plan Authority Monitoring Report, as attached at Annex A to this 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 2018/19.

2. Key Issues

- 2.1 The Surrey Heath Authority 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 2017 to 31st March 2018.
- 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 CSDMP 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 April 2011 – March 2018 the Council has delivered 1,465 homes which exceeds the cumulative CSDMP annualised target over the six monitoring years by 128 dwellings. However,

the December 2016 Strategic Housing Market Assessment (SHMA) set an objectively assessed housing need (OAHN) requirement of 6,876 dwellings to be completed in Surrey Heath over a period of 18 years from 2014-2032, equating to 382 dwellings per annum.

- 2.6 The amount of homes delivered in Surrey Heath from 2014-18 has not met the required OAHN over the four monitoring years covered by the SHMA period. 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 over the corresponding plan/SHMA period. It is also notable that the Council has permitted more development than has been delivered. Over a three year period from 2012 to 2015, the Council has permitted 2,506 dwellings. Over the same period, only 511 dwellings have been delivered. Furthermore, during the monitoring year, the Council permitted 670 dwellings whilst only 224 have been delivered. This shows that the development industry is not always delivering the dwellings that have been granted permission by the Council. In addition, these sites hold SANG capacity, which has implications for the Council's ability to mitigate for new applications as they come forward.
- 2.7 Over the plan period to date, 78.6% 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 8% of completed dwellings were affordable housing, against a CSDMP target of 35%. However, during the monitoring year, 16% of completed dwellings were affordable housing, demonstrating an improvement on previous years. It is notable that previous developments such as the Notcutts site in Bagshot delivered 50% on-site affordable housing and during the monitoring year, the Former Bisley Office Furniture site in Bisley has delivered 36% on-site affordable housing. Both of these completed developments have delivered 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. Such applications do not have the requirement for developers to provide affordable housing.
- 2.9 In addition, Government issued a Written Ministerial Statement indicating that affordable housing should not be sought on sites of 10 units or less, which was subsequently included within the National Planning Policy Guidance (PPG). This impacts the delivery of affordable housing in the Borough. Furthermore, developers can put forward viability arguments that can limit the amount of affordable housing a site can deliver. However, the delivery of larger sites granted permission, such as the examples mentioned above, help provide affordable housing and this will continue to be reported in future Authority Monitoring Reports.
- 2.10 Over the plan period to date, 75% of all development within 400m or 5 minute walk time of a half hourly bus service in urban areas and within 800m or a 10 minute walk time of an hourly bus service, against the 80% target of. This is mainly attributable to a greater proportion of completions in rural areas during the monitoring year than in previous monitoring years that are not

within the target distance of a bus stop. Notably, 89% of all development completed in urban areas over the plan period is within the target distance of a bus stop.

- 2.10 The Council has sought to ensure environmental protection standards are met across the Borough and has generally performed well on the environmental indicators monitored. The percentage of waste sent for reuse, recycling and composting at 62% over the plan period is well above the target of 40%. The target output of CO₂ emissions is required to be incrementally reduced to 34% below 1990 levels by 2020. The most recently available monitoring data demonstrates that Surrey Heath has already reached the target with a 35.7% decrease of CO₂ emissions (within the scope of Local Authorities) from 1990 levels.
- 2.11 Over the plan period to date, there has been a net gain in employment floorspace in Core Employment Areas. 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 considered more likely to be a result of changes to Permitted Development Rights which allow for the change of use of offices to residential accommodation under prior notification rather than through the planning application process. Policies in the CSDMP and the Camberley Town Centre Area Action Plan (CTCAAP) aim to address the issues of losses of employment and retail floorspace. However, further amendments to Permitted Development Rights continue to make this more difficult to control and monitor.
- 2.12 Over the plan period to date, 62% of retail floorspace has been completed in Town, District and Local Centres, against the 75% target. This is mainly due to a large proportion of retail floorspace completing outside centres in the monitoring year. In previous monitoring years this target has been achieved.
- 2.13 The Camberley Town Centre Area Action Plan (CTCAAP) was adopted in July 2014. Objectives in the CTCAAP have been set out in a sub section of the AMR report, and are monitored separately from the CSDMP indicators.
- 2.14 The CTCAAP allows for up to 41,000sqm (gross) comparison and convenience retail floorspace to in Camberley Town Centre over the AAP period. The amount of gross comparison and convenience retail floorspace completed during AAP period to date is 3182 sqm. It is recognised that the CTCAAP was recently adopted and major developments are phased over the full duration of the AAP period. Therefore, current figures represent an emerging picture of retail floorspace delivery. Furthermore, the indicative phasing of AAP sites comprising of retail development is indicated for later in the AAP period. Notwithstanding this, an increase of 206 sqm retail floorspace was completed in Camberley Town Centre during this monitoring year. Furthermore, this is set in the national context of the challenging high street retail trading environment and changing retail dynamics.
- 2.15 No net loss of community, cultural or leisure facilities has occurred within Camberley Town Centre during the AAP period to date, which meets the objective to retain an excellent range of leisure, cultural and community facilities. Housing delivery at the sites allocated in the AAP has already taken place in Camberley Town Centre, with 92 C3 residential units and 92 C2 (care home) units completed at allocated sites. Furthermore, 146 C3 dwellings were under construction at the end of the monitoring year at sites

allocated in the AAP. This demonstrates a good level of progress against the required development target of 200 homes in Camberley Town Centre over the entire AAP period.

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 Policies (CSDMP) and the Camberley Town Centre Area Action Plan (CTCAAP). The policies 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 Authority Monitoring Report at least yearly. This must be made available online and in the Council offices.

9. Consultation

9.1 The Authority 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.

Annexes	Annex A: Authority Monitoring Report (AMR) 2017-18
Background Papers	None
Author/Contact Details	Keiran Bartlett – Planning Officer Keiran.Bartlett@surreyheath.gov.uk ,
Head of Service	Jenny Rickard – Executive Head of Regulatory