

Surrey Heath Local Plan – Authority Monitoring Report 2019/20

Summary

To consider the Local Plan Authority Monitoring Report 2019/20 for the purpose of making the document publically available on the Council's website.

Portfolio: Planning & People

Date Portfolio Holder signed off report: 14/10/2020

Wards Affected

All

Recommendation

The Executive is advised to RESOLVE that

- (i) the Surrey Heath Local Plan Authority Monitoring Report be approved for the purpose of making the document publically available on the Council's website; and
- (ii) authority be delegated to the Executive Head of Regulatory Services in consultation with the Planning & People Portfolio Holder to approve publication of the Authority Monitoring Report from 2021 onwards; and
- (iii) the Authority Monitoring Report be hereafter reported to the Performance & Finance Scrutiny Committee on an annual basis.

1. Resource Implications

- 1.1 There are no resource implications beyond that provided for within the agreed budget for 2020.

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 2019 to 31st March 2020.

- 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. 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 2020 the Council has delivered 2,209 homes which exceeds the cumulative CSDMP annualised target over the nine monitoring years by 490 dwellings. However, in 2018 the Government introduced a new standard method for calculating local housing needs, which for Surrey Heath is currently 332 dwellings per annum. In the monitoring year there were 376 dwellings completed, exceeding the standard methodology figure by 44 units.
- 2.6 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 subject to the delivery of new SANG, it is anticipated that this will allow more housing to come forward over the corresponding plan period.
- 2.7 Over the plan period to date, 63.8% 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 15.6% of completed dwellings were affordable housing, against a CSDMP target of 35%. However, during the monitoring year, 35.1% of completed dwellings were affordable housing, demonstrating a significant improvement on previous years. It is also important to note that during the monitoring year, a significant quantity of applications came 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. Excluding applications for prior notifications, affordable housing would represent 42% of completions within the monitoring year.
- 2.9 In addition, paragraph 63 of the revised NPPF states that provision of affordable housing should not be sought for residential developments that are not major developments on sites of 10 units or less. 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.

- 2.10 Over the plan period to date, 59.8% of all residential development has been 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 all development over the plan period. 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, 87.26% of all residential development completed in urban areas over the plan period is within the target distance of a bus stop.
- 2.11 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 62.5% 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 38.8% decrease of CO₂ emissions (within the scope of Local Authorities) from 1990 levels. The Council is currently progressing a new Local Plan and the monitoring framework for this Plan, which will be reported in future AMR's should the Plan be adopted, will include more detailed indicators in respect of environmental protection standards and climate change mitigation and adaptation.
- 2.12 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, and changes to consumer patterns and behaviours in the retail sector make this more difficult to control and monitor.
- 2.13 Over the plan period to date, 59% 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 previous monitoring year. In earlier monitoring years this target has been achieved.
- 2.14 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.

- 2.15 The CTCAAP allows for up to 41,000sqm (gross) comparison and convenience retail floorspace to be delivered in Camberley Town Centre over the AAP period. The amount of gross comparison and convenience retail floorspace completed during AAP period to date is 3904 sqm. However, further retail floorspace provision is set in the national context of the challenging high street retail trading environment and changing retail dynamics- as a result of these changing circumstances it is unlikely that significant amounts of new retail floorspace will be delivered.
- 2.16 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. Furthermore, a gain of 779sqm community and cultural facilities has been achieved. Over the AAP period to date, 122 C3 residential units and 92 C2 (care home) bed spaces have been completed at allocated sites in Camberley Town Centre. Furthermore, 132 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 to publish** the AMR, or
- (ii) to **NOT AGREE to publish** 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. Environmental Impact

- 9.1 The AMR includes a section on climate change and reports on Borough wide emissions, both within and beyond the scope of the influence of local authorities (namely Surrey Heath Borough Council and Surrey County Council). For emissions within the scope of local authorities, the target of a 34% reduction in CO2 emissions by 2020 from the 1990 base rate has been exceeded, currently standing at 38.8% based on the most recent statistics published by the Government (based on 2018 emissions). However, it should be noted that in terms of all CO2 emissions for the Borough (including those outside the scope of local authorities), the reduction is significantly below the target, standing at 19.7%. No impacts are identified in relation to climate change with regards to the AMR, with the main purpose of the climate change section of the document being to monitor annual carbon emissions.

10. Consultation

- 10.1 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 on the Council's website. There is no requirement for consultation to be undertaken on the document.

Annexes	Annex 1 - Annual Monitoring Report 2019/20
Background Papers	None
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