

## **Surrey Heath Local Development Framework – Authorities Monitoring Report 2015/16**

### **Summary**

To consider the Local Plan Authorities' Monitoring Report 2015/16 for the purpose of making the document publically available at the Council offices and on the Council's website

### **Portfolio: Regulatory Services**

**Date Portfolio Holder signed off report: 11/11/2016**

### **Wards Affected**

All

### **Recommendation**

The Executive is advised to RESOLVE that the Surrey Heath Local Plan Authorities Monitoring Report, as set out at Annex A, be approved for the purpose of making the document publically available at the Council offices and on the Council's website

## **1. Key Issues**

- 1.1 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.
- 1.2 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.
- 1.3 This AMR monitors the period from 1st April 2015 to 31st March 2016.
- 1.4 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.
- 1.5 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 2016 the Council has delivered 1,015 homes which exceeds the cumulative

CSDMP annualised target over the five monitoring years by 20 dwellings. However, the December 2014 Strategic Housing Market Assessment (SHMA) set an objectively assessed housing need (OAHN) requirement of 6,800 dwellings to be completed in Surrey Heath over the 20 year period, equating to 340 dwellings per annum.

- 1.6 The 1,015 homes delivered in Surrey Heath from 2011-16 has not met the required OAHN over the five 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 over both the plan and SHMA periods. 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. This shows that the development industry is not always delivering the dwellings that have been permitted. In addition, these sites hold SANG capacity, which has implications for the Council's ability to mitigate for new applications as they come forward.
- 1.7 A housing trajectory has been prepared, based on the Strategic Land Availability Assessment (SLAA) 2016. This suggests that (subject to adequate SANG being available) the Council can demonstrate a supply of sites that exceeds the amount required to meet housing need, based on current CSDMP targets to the end of the plan period (2028). Conversely, it demonstrates that the Council does not have sufficient housing sites to meet the OAHN figure over the SHMA period (2011-2031).
- 1.8 Over the plan period to date, 81% 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.
- 1.9 Over the plan period to date around 5% of completed dwellings were affordable housing, against a CSDMP target of 35%. It is notable that 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 approvals for the conversion of offices to residential accommodation. Such applications lack incentives or requirements for developers to provide affordable housing. Furthermore, a Written Ministerial Statement that indicates affordable housing should not be sought on sites of 10 units or less has been issued by the Government and subsequently included within the National Planning Policy Guidance (PPG). This is also hindering delivery of affordable housing in the Borough. In addition, developers can put forward viability arguments that can limit the amount of

affordable housing a site can deliver. However delivery of larger sites granted permission will help provide affordable housing and this will be reported in future Authority Monitoring Reports.

- 1.10 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 61.92% over the plan period is well above the target of 40%. The target output of CO<sub>2</sub> 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 a 32% decrease of CO<sub>2</sub> emissions (within the scope of Local Authorities) from 1990 levels.
- 1.11 Over both monitoring year and 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 probably a result of the changes to Permitted Development Rights which allow for the change of use of offices to residential accommodation under prior approval rather than through the planning applications 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.
- 1.12 The Camberley Town Centre Area Action Plan (CTCAAP) was adopted in July 2014, during the previous monitoring year. Objectives in the CTCAAP have been set out in this report's monitoring structure. Following completion of a full monitoring year since its adoption as a Development Plan Document, it is now possible to obtain data to monitor some of the objectives in the CTCAAP.
- 1.13 The CTCAAP requires a target figure of 41,000sqm (gross) comparison and convenience retail floorspace to be completed in Camberley Town Centre over the AAP period. The amount of gross comparison and convenience retail floorspace completed during AAP period to date is 2,134sqm. However, the CTCAAP was adopted only one year prior to the monitoring year and it does take time for the effects of its policies to become fully evident. The indicative phasing of AAP sites comprising retail development is anticipated later in the AAP period, which should increase delivery of retail floorspace in later monitoring years.
- 1.14 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 61 dwellings completed and 70 under construction at the end of the monitoring year.

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

## **2. Resource Implications**

- 2.1 There are no resource implications beyond that provided for within the agreed budget for 2016/17.

## **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 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.

<b>Annexes</b>	Annual Monitoring Report 2015/16
<b>Background Papers</b>	None
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**Consultations, Implications and Issues Addressed**

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Revenue	✓	28/10/2016
Capital		
Human Resources		
Asset Management		
IT		
<b>Other Issues</b>	<b>Required</b>	<b>Consulted</b>
Corporate Objectives & Key Priorities	✓	28/10/2016
Policy Framework		
Legal	✓	28/10/2016
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing	✓	28/10/2016

**Review Date:**

**Version:**