

Report to Planning and Development Policy Development and Review Panel

Date **3 NOVEMBER 2015**

Report of: **Director of Planning and Regulation**

Subject: **PERFORMANCE REVIEW: PLANNING STRATEGY SERVICE
INCLUDING 2014/15 LOCAL PLAN ANNUAL MONITORING**

SUMMARY

This report summarises the content, scope and purpose of the Authority Monitoring Report (AMR) 2014-15, with a view to publishing the report following approval by the Panel.

The requirement for an Authority Monitoring Report (AMR) is set out in Planning Practice Guidance and is a statutory requirement under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This AMR covers the period 1st April 2014 to 31st March 2015, but also considers progress of the Local Plan up until adoption in June 2015.

There are four key areas covered by the AMR:

- Progress of all Local Development Documents (LDDs) and any milestones that have been reached against the timetable in the Local Development Scheme (LDS);
- Housing supply monitoring - setting out housing completions for the monitoring year and the land supply position against the adopted Local Plan
- Employment & Retail floorspace monitoring - setting out the employment and retail floorspace completions for the monitoring year; and
- Analysis of development plan policies (Core Strategy & 'saved' Local Plan Review policies) stating where relevant policies have not been applied;

RECOMMENDATION

That the Panel approves the following:

- a) That the Authority Monitoring Report 2014-15, as set out in Appendix A, be published on the Council's website;
- b) That the Director of Planning and Development, be authorised to make any necessary minor changes to the Authority Monitoring Report, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant issues.

This is in order to fulfil the requirements of Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

INTRODUCTION

1. This report provides a summary of the key sections of the Authority Monitoring Report. As set out in the summary, the areas covered are:
 - Progress on Local Development Documents;
 - Housing supply monitoring;
 - Employment & Retail floorspace monitoring; and
 - Local Plan Policy analysis;





PROGRESS OF LOCAL DEVELOPMENT DOCUMENTS

2. The Council's Local Development Scheme (LDS) (September 2014) identifies the preparation stages and timetable for each of the Local Development Documents (LDDs) that the Council is preparing. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR must report on the progress of documents against LDS timetable and milestones.
3. Table 1 sets out the progress of the Council's Local Development Documents against the timeframe published in the relevant Local Development Scheme.

Table 1: Local Development Document progress against Local Development Scheme

Document Title	LDS Edition	Draft Stage	Publication Stage	Submission	Examination	Adoption
Local Plan Part 1: Core Strategy	2011 LDS	May 2007 – September 2009	December 2010 – January 2011	February 2011	February 2011	September 2011
Local Plan Part 2: Development sites and Policies	2011 LDS	January 2008 – November 2011	February – April 2014	June 2014	November 2014	June 2015
Local Plan Part 3: Welborne Plan	2011 LDS	January 2009 – July 2012	February – April 2014	June 2014	October 2014	June 2015
Local Plan Review	2014 LDS	Summer 2016	Summer 2017	Autumn 2017	Winter 2017	Spring/Summer 2018

KEY

 Achieved Early	 Achieved	 On Track	 At Risk/Need for re-programming
--	--	--	---

4. The Local Plan Part 2: Development Sites and Policies and Local Plan Part 3: The Welborne Plan were both subject to independent examination by the Secretary of State in 2014-15. Both Plans were subsequently found sound and were adopted by the Council on 8th June 2015. These two plans, together with the Core Strategy (2011), complete the Fareham Local Plan and replace the Fareham Borough Local Plan Review 2000.

5. Following the amendments in 2008 to the Town and Country Planning (Local Development) (England) Regulations 2004, it is no longer necessary to publish timelines for Supplementary Planning Documents (SPDs) within a LDS.
6. However, for information, there are currently four SPDs being progressed by the Council, which are:
 - Design Guidance SPD (excluding Welborne)
 - Welborne Design Guidance SPD
 - Planning Obligations and Affordable Housing SPD (excluding Welborne)
 - Welborne Planning Obligations and Affordable Housing SPD

HOUSING MONITORING AND SUPPLY

7. During the monitoring year 2014-15, a total of 285 units were delivered in the Borough. This was 33 units above the Council's adopted housing provision target of 252 units for 2014-15. The adopted housing requirement for this AMR period consists of;
 - Core Strategy (2011) requirement of 220 units; and
 - Development Sites and Policies Plan (2015) requirement of 32 units.
8. Table 2 sets out the Borough's 5 year housing land supply position against the Council's total strategic housing requirement for the next five years.

Table 2: Five-year housing land supply

Year	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Projected Housing Supply (excluding Welborne)	454	431	395	388	60	1,728
Adopted Local Plan Housing Requirement ¹	258	132	132	131	131	784
Surplus / Deficit against Requirement	196	299	263	257	-71	944
Land Supply Position						11.02 years

¹ Core Strategy Target + South Hampshire Strategy Review 2012 update + 5% buffer

EMPLOYMENT & RETAIL FLOORSPACE MONITORING

9. During this monitoring year a net total of 3286m² of Town Centre uses² and employment space was delivered, in comparison to 1043m² in the previous monitoring year, 2013-14. Table 3 sets out the net employment and town centre use delivery since 2006.

Table 3: Net employment and Town Centre use floorspace delivery 2006-07 to 2014-15

	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14	2014 -15	Total
Employment Floorspace (B1 gain sqm)	4247	1,596	6108	0	-193	0	0	0	0	11,758
Employment Floorspace (B2/B8 gain sqm)	4,379	1785	3363	688	-360	0	986	-608	730	10,963
'Town Centre Use' Floorspace - within Town Centre areas (A1, A2, B1a, D2) gain	933 (gross)	0	833	2536	-82	7916	206	-448	1312	13,206
'Town Centre Use' Floorspace - Outside of Town Centre areas (A1, A2, B1a, D2) gain	1000	1216	950	0	2706	0	476	2099	1244	9691
Total Commercial Development Floorspace	10,559	4597	11,254	3224	2071	7916	1668	1043	3286	45,618

10. The Fareham Employment Study (2014) sets out a projected future need for employment floorspace across the Borough in order to accommodate projected job growth. The floorspace requirements across the different use classes, as well as the updated projected supply, are shown in Table 4. This demonstrates that there is a surplus of 21,358 m² in the overall supply of employment floorspace in the Borough.

² Development falling within planning use class A1, A2, B1a, D2 use

Table 4: Employment requirement and predicted supply

	2011-16		2016-21		2021-26		Total 2011-26		
	B1a	B1c/B2 /B8	B1a	B1c/B2 /B8	B1a	B1c/B2 /B8	B1a	B1c/ B2/ B8	Total
Completions 2011-15	552	4205	-	-	-	-	552	4205	4757
Excess Vacancies ³	3400	8600	-	-	-	-	3400	8600	12,000
Permissions	340	1709	1952	53,199		-	2292	54,908	57,200
Allocations	-	-	-	27,201	-	-	0	27,201	27,201
Welborne	-	-	-	1700	4400	14,200	4400	15,900	20,300
Total supply	4292	14,514	1952	82,100	4400	14,200	10,644	110,814	121,458
Total Requirement	13,567	19,800	13,567	19,800	13,567	19,800	40,700	59,400	100,100
Surplus (+) / deficit (-)									+21,358

POLICY ANALYSIS

11. During the monitoring period of this AMR, an increased threshold of 10 units was applied to the provision of affordable housing, by Ministerial Statement on 28th November 2014. Therefore during the period from 28th November 2014 to 31st March 2015, in line with the Ministerial Statement, the section of Policy CS18 in the Core Strategy, relating to affordable housing contributions on sites with a capacity of between 5 and 9 units could not be applied.
12. From 25th March 2015, the Core Strategy requirement specified in Policy CS15 for new housing development to meet Level 4 of the Code for Sustainable Homes was no longer able to be applied, in line with new national guidance which announced the removal of the Code for Sustainable Homes. Instead a requirement for energy and water efficiency, equivalent to the standards set out in Code Level 4 is now set out in Building Regulations.
13. A detailed review of all Local Plan policies (Core Strategy, DSP Plan and Welborne Plan) will be conducted as part of the Local Plan Review. This process will enable officers to assess the effectiveness of policy, suggest changes to any policy shortcomings and revise policies where legislation has changed. The findings of this analysis will be reported through subsequent AMRs.

RISK ASSESSMENT

14. There are no significant risk considerations in relation to this report

³ Wessex Economics (as at June 2013)

CONCLUSION

15. The Authority Monitoring Report as set out in Appendix A is a factual document and does not, in itself, alter any of the Council's policies or strategies. It is therefore recommended that the Panel approve the publication of the report in order to comply with the Council's statutory obligations under Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Appendices:

Appendix A: Authority Monitoring Report 2014-15

Reference Papers:

None

Enquiries:

For further information on this report please contact Claire Burnett. (Ext. 4330)