

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date **01 November 2023**

Report of: **Director of Planning and Regeneration**

Subject: **AUTHORITY MONITORING REPORT**

SUMMARY

Planning authorities are required to produce and publish an Authority Monitoring Report (AMR) on an annual basis. The purpose of an AMR is to scrutinise and report on the implementation and performance of the Council's planning policies as set out in the adopted Local Plan and to review and report on the implementation of the timetable set out in the Council's Local Development Scheme. The Council have prepared the 17th AMR, covering the period of April 2022 to March 2023.

RECOMMENDATION

It is RECOMMENDED that the panel to note the contents of the Authority Monitoring Report at Appendix A.

INTRODUCTION

1. An Authority Monitoring Report (AMR) is a report that monitors the implementation and effectiveness of policies contained in the Local Plan. It is used to demonstrate progress in document preparation against the Local Development Scheme timetable and also reports on the delivery of housing, employment and retail floorspace.
2. Local planning authorities are required to produce an AMR on an annual basis in accordance with regulation 34 of the Town & Country Planning (Local Planning) (England) Regulations 2012.
3. The Council have prepared the 17th AMR, reporting on the period from April 2022 to March 2023.

ADOPTED LOCAL PLAN

4. On 5th April 2023 the Council adopted the Fareham Local Plan 2037. The plan was adopted immediately after the period covered by the AMR, however as the new Local Plan adopts a baseline of 2021/22, the 2022/23 AMR therefore measures housing delivery and employment and retail land supply against the Local Plan 2037. Whilst the Fareham Local Plan 2037 has been used for measuring delivery, the Development Management decisions taken in the monitoring period were made in consideration of the policies contained in the previous Local Plan, the Core Strategy Part 1 and Development Sites and Policies Part 2. As such it is the monitoring framework for the Local Plan Parts 1 and 2 and the effectiveness of the policies they contain which is being assessed for effectiveness in the AMR.

SUCCESSSES AND CHALLENGES

5. Analysis in the AMR reveals that the Local Plan has been successful in achieving sustainable development in the borough, protecting the borough's valued landscapes and countryside, with development focussed on brownfield sites and urban areas, with 48% of completions on brownfield land. In addition, new developments are contributing to mitigating environmental pressures, through the Solent Recreation and New Forest mitigation schemes.
6. Although not required to do so for this monitoring period, the AMR also provides monitoring information on the Local Plan 2037 policies relating to the Council's Development Strategy. This demonstrates that where residential development has been permitted, they are in accordance with the Local Plan 2037, being either allocated sites (HA4 & HA8) or small sites adjacent to the urban area, in accordance with Policy HP2.
7. The AMR also identifies the challenges which the Council face in delivery, particularly in housing, where during the reporting period, 144 dwellings were completed, against a Local Plan target of 331. While the Council has limited ability to directly influence delivery by developers, Officers undertake regular engagement to understand estimated delivery timeframes. The shortfall of 187 dwellings is due to the lack of availability of labour and materials, which has led to delays in housing delivery. It is significant to note that of the 144 dwellings, 53 were affordable homes, 11 of which were delivered directly by the Council.
8. However, the AMR reports that the Council had permitted 351 new homes during the monitoring period, and at the end of 2022/23 there were a total of 8,335 new homes

permitted, but not yet built, of which 399 were under construction.

9. A further area of challenge for the Council identified by the AMR is the increase in retail vacancies, particularly in the Town Centre. It is noted that these increases are not as a result of Local Plan policy failures or issues with implementation, with only 2 planning applications permitted which resulted in a loss of retail floorspace, but rather the changes in shopping habits and national trends. The Local Plan 2037 recognises these issues, identifying the Town Centre as a Broad Location of Growth. To support the regeneration of Fareham Town Centre, the Council has recently purchased the Shopping Centre and a significant programme of technical work is currently being developed.

RISK ASSESSMENT

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

CONCLUSION

11. The Council's 17th AMR demonstrates that the policies contained in the Local Plan were robust and successfully implemented, delivering planning permissions for sustainable development to meet the borough's needs. Future AMRs will provide scrutiny and analysis of the Fareham Local Plan 2037.

Appendices: **Appendix A:** Fareham Borough Council Authority Monitoring Report (AMR) 2022-23

Background Papers:

Reference Papers:

Enquiries:

For further information on this report please contact Kirstin Clow. (Tel: 01329 824368)