

EAST HERTS COUNCIL

NON-KEY DECISION – 18/03

REPORT BY THE LEADER OF THE COUNCIL

THE EAST HERTS AUTHORITY MONITORING REPORT (AMR) 2016-17

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The purpose of this report is to seek approval for the publication of the Authority Monitoring Report (AMR).

<u>RECOMMENDATION FOR DECISION: that:</u>	
(A)	the Authority Monitoring Report (AMR) 2016-17, contained at Essential Reference Paper 'B', be approved for publication.

1.0 Background

- 1.1 Local planning authorities are required to publish information, at least annually. This is important to enable communities and interested parties to be aware of progress that is being made. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been made.
- 1.2 Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 states that a local planning

authority's monitoring report should contain the following information:

- The title of the Local Plans or Supplementary Planning Documents (SPDs) specified in the local planning authority's Local Development Scheme (LDS).
- In relation to each of those documents –
 - the timetable specified in the Local Planning Authority's LDS for the documents preparation;
 - the stage the document has reached in its preparation;
 - if the documents preparation is behind the timetable, the reasons for this.
- Where any local plan or SPD specified in the local planning authority's LDS has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.
- Details of the net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area.
- Where a local planning authority has made a Neighbourhood Development Order or a Neighbourhood Plan, the local planning authority's monitoring report must contain details of these documents.
- Where a local planning authority has adopted a Community Infrastructure Levy, the local planning authority's monitoring report must contain information on the amount of CIL collected and the amount spent.
- Where a local planning authority have co-operated (through the Duty to Cooperate) with another local planning authority, county council, or a body or person, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

1.3 The Authority Monitoring Report (AMR) the subject of this

report covers the period 1st April 2016 to 31st March 2017. The format of the AMR reflects both the regulations set out above and a more localised approach to monitoring. The Council is in the process of developing an updated monitoring framework alongside the emerging District Plan and it is likely that the format of the AMR will continue to evolve as part of this process.

2.0 Report

- 2.1 The key findings from the AMR are set out below. The full document can be found at **Essential Reference Paper 'B'**.

Local Development Scheme Implementation

- 2.2 The Local Development Scheme (LDS) sets out the timetable for the production of planning documents in relation to the District Plan. As can be seen the timetable shows that the Council is currently at the examination stage.

Stage	Regulation	Timeline
Preparation	-	On-going to September 2016
Publication	19	October 2016
Submission	22	March 2017
Inspector's Consideration of Representations	23	April – October 2017
Examination Hearing Start	24	October 2017
Receipt of Inspector's Report	25	Spring 2018
Adoption	26	Summer 2018

- 2.3 The Council is on track to meet the timetable specified above and expects to receive the Inspector's report in Spring 2018.

Neighbourhood Planning

- 2.4 There has been a positive response to Neighbourhood Planning across the district. In the monitoring year, the Bishop's Stortford All Saints Central, South and Part of Thorley Neighbourhood Plan completed Regulation 14 and 16 consultations and a successful referendum followed in this current monitoring year. The Buntingford Community Area Neighbourhood Plan completed a Regulation 16 consultation, an examination and a successful referendum in 2016-17. Both these plans have been 'made' in the current monitoring year and now form part of the development plan.
- 2.5 Braughing, Walkern and Standon Neighbourhood Plans all completed Regulation 14 consultations in the monitoring year and are continuing to progress during the current monitoring year. In addition, the Council agreed to designate Neighbourhood Areas for:
- Hertford – Sele Ward
 - Little Hadham
 - Watton-at-Stone
- 2.5 Since the end of the monitoring year, there has been further progress made with regard to Neighbourhood Planning which will be reported in the next AMR.

Duty to Cooperate

- 2.6 The Council has worked closely with neighbouring local authorities, and prescribed bodies to maximise effectiveness in preparing the District Plan. The Council will continue to monitor the approach taken and produce evidence as part of the plan-making process to demonstrate that the requirement as set out in the Localism Act and NPPF is being met.

Community Infrastructure Levy

- 2.7 Details of Community Infrastructure Levy receipts and expenditure will be monitored when/if a CIL is adopted.

Self-build and Custom Housebuilding Plots

- 2.8 The criteria to enter the Self-build Register were updated in Summer 2017. As of October 31st 2017 there were 9 individuals on Part 1, and 1 individual on Part 2 of the Self-build Register.

Housing Growth / Land Supply

- 2.9 The West Essex and East Hertfordshire Strategic Housing Market Assessment (partial update, July 2017) was produced to establish the Full Objectively Assessed Need (FOAN) for the combined Housing Market Area. The report was considered during the examination of the East Herts District Plan and the Inspector concluded that it set out a reasonable basis for FOAN, with a minor adjustment to increase the market signals uplift to 14%. As such the FOAN for housing in East Herts has been established as 18,458 dwellings (839 per year). This is the figure that is being used to monitor housing delivery and calculate future land supply in this monitoring period.
- 2.10 An additional 619 dwellings (net) were completed in the district during 2016-2017. However, it is anticipated that with the adoption of the District Plan in 2018 it is reasonable to assume that housing completions will increase substantially within the five year supply period.
- 2.11 The Schedule of Housing Commitments included in the AMR can be found in Appendix D at **Essential Reference Paper 'B'**. The schedule sets out the identified housing commitments anticipated to come forward for development over the five year period 2018/19 to 2022/23. The identified housing supply is 7741 dwellings. The NPPF requires the Council to have a supply

of deliverable¹ sites sufficient to provide five years' worth of housing against housing requirements.

2.12 The Council has to consider how to deal with a shortfall in housing completions between 2011/12 and 2016/17. The shortfall is 1,363 dwellings. There are two approaches that can be used to address this shortfall. These are:

- The 'Liverpool method' – where the shortfall since the start of the Plan period is spread evenly over the remainder of the Plan period.
- The 'Sedgefield method' – where the shortfall since the start of the Plan period is addressed in the next five years (i.e. wholly within the five-year land supply).

2.13 In East Herts an alternative method was discussed at the recent examination of the District Plan – whereby the shortfall since the start of the Plan period is addressed over a ten year period. This approach has been agreed by the Inspector as a reasonable basis on which to plan.

2.14 In addition to dealing with the identified shortfall, the NPPF also requires local planning authorities to move a buffer forward from later in the Plan period. In local planning authorities where there has been a persistent under delivery of housing (as in East Herts), the NPPF states that the buffer should be 20%.

2.15 The five-year land supply calculations using the 10 year shortfall method is set out in the table below:

¹ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

Table 1: Five year land supply calculation using 10 year method

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	1254.2	6271	6.2 years

2.16 Taking into account the established need (839 dwellings per year), and the appropriate method for addressing the shortfall (over the first 10 years), Table 1 shows that the Council is able to demonstrate a five year supply of deliverable housing sites.

Affordable Housing

2.17 There were 178 new affordable dwellings built during 2016-17, which represents 28.8% of all dwelling completions during the monitoring year. It is likely that the delivery of 40% affordable housing on eligible sites will remain a challenging target over the next few years.

Gypsy and Traveller Pitches

2.18 There were 7 additional net-gains in Gypsy and Traveller pitches in the year 2016-17 in the District.

Dwellings Completed on Previously Developed Land

2.19 The total number of dwellings completed on previously developed land in 2016-17 was 462 (70.1%). This is higher than the former government target of 60% for the amount of new housing on PDL. The PDL trajectory indicates that completions on brownfield land are likely to generally fall over the next few years; this is due to the majority of the brownfield allocated sites in the Local Plan having been developed and more sites coming forward for development through the District Plan on greenfield sites on the edges of towns.

Economic Development and Employment

- 2.20 There was 4,638 square metres of floorspace created for employment use throughout the district during the monitoring year, 57.6% of which was developed on previously developed land.

Shopping and Town Centres

- 2.21 The majority of the primary shopping frontages in the three main settlements are in A1 use. The number of vacant units in the retail frontages tends to vary from year to year. It is often seen as a key indicator to how a town centre is performing economically. The data from this monitoring year shows that there has been an overall marginal-decrease in the number of vacant units from that in last monitoring year.

Environment and Design

- 2.22 There is currently 3,317.63 hectares of land recorded on 543 Local Wildlife Sites in the district. There were two new Local Wildlife Sites created in 2017.

Renewable Energy

- 2.23 Monitoring renewable energy capacity in the District is not straightforward, although the Council is now obtaining information from permitted planning applications and the completions in the monitoring year that utilise renewable energy generation. A total of 11 permissions were granted with renewable energy facilities, and a total of 342kW of renewable energy capacity were completed during the monitoring year.

Green Belt

- 2.24 There was no major departures from the Local Plan with regards to Green Belt that was referred to the Secretary of State.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background papers

None

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