

EAST HERTS COUNCIL

EXECUTIVE – 12 FEBRUARY 2019

REPORT BY LEADER OF THE COUNCIL

THE EAST HERTS AUTHORITY MONITORING REPORT (AMR) 2017-18

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- *To agree approval for the publication of the Authority Monitoring Report (AMR) 2017-2018.*

RECOMMENDATION(S) FOR EXECUTIVE: That:

(A)	The Authority Monitoring Report (AMR) 2017-18, contained at Essential Reference Paper 'B', be approved for publication.
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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 has 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 2017 to 31st March 2018. 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. The current LDS, published in September 2017 is out of date and so the Council will bring forward another LDS to take effect from March 2019.
- 2.3 This will set out a detailed timeline for the production of all future Local Development Documents including Supplementary Planning Documents and the Council's Statement of Community Involvement.

Neighbourhood Planning

- 2.4 Neighbourhood Planning (NP) activity is continuing to be received positively by communities across East Herts. The AMR notes that in the monitoring year there were two Neighbourhood Plans successfully 'made' (adopted) which now form part of the statutory development plan. These Neighbourhood Plans were the Buntingford Community Area and the Bishop's Stortford – All Saints, Central, south and Part of Thorley NPs.
- 2.5 As well as this, the Braughing Parish and Walkern Parish NPs were examined and the Standon Neighbourhood Plan was submitted to the Council and the Regulation 16 consultation was completed. In addition, the Council agreed to designate Neighbourhood Areas for:

- Eastwick, Gilston and Part of Hunsdon
- Hunsdon
- Bengoe - Hertford
- Thundridge

Duty to Cooperate

- 2.6 The Council has continued to work 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 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 2018 there were thirteen individuals on Part 1, and four individuals on Part 2 of the Self-build Register.

Housing Growth / Land Supply

- 2.9 The District Plan sets out the housing requirement across the district at a level of 839 dwellings per year across the plan period 2011-2033. 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 463 dwellings (net) were completed in the district during 2017-2018.
- 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 2019/20 - 2023/24. The identified housing supply is 7,662 dwellings. The NPPF requires the Council to have a supply of deliverable sites sufficient to provide five years' worth of housing against housing requirements.

- 2.12 It is important to note that the NPPF (2018) has defined what a 'deliverable' site is and the sites that are included within the supply figure are consistent with this definition.
- 2.13 The Council also has to deal with the shortfall in housing completions between 2011/12 and 2017/18. The shortfall is 2,698 dwellings; the method for dealing with shortfall was established in the District Plan and is to be spread over a ten year period.
- 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 calculation is set out in the table below:

Buffer	Annual Housing Requirement	Five year housing requirement	Five year land supply calculation
20% buffer	1330.6	6653	5.8 years

Affordable Housing

- 2.17 There were 182 new affordable dwellings built during 2017-18, which represents 29.6% 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 0 additional net-gains in Gypsy and Traveller pitches in the year 2017-18 in the District.

Dwellings Completed on Previously Developed Land

- 2.19 The total number of dwellings completed on previously developed land in 2017-18 was 383 (62.5%). 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 13,998 square metres of floorspace created for employment use throughout the district during the monitoring year, 82.02% of which was developed on previously developed land.

Shopping and Town Centres

- 2.21 The most prevalent use class within the primary shopping frontages in the three main settlements is 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 similar vacancy rates compared to previous years except in Hertford where there is a substantial increase in vacant shop frontages associated mainly with the demolition of Bircherley Green shopping centre.

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 12 permissions were granted with renewable energy facilities, and a total of 4,639kW 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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