

Subject:	Authority Monitoring Report 2012-2013	Status:	For Publication
Report to:	Cabinet	Date:	27 th November 2013
Report of:	Planning Manager	Portfolio Holder:	Operational Services and Development Control
Key Decision:	<input type="checkbox"/> Forward Plan <input type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	Yes/No	Attached: Yes/No
Biodiversity Impact Assessment	Required:	Yes/No	Attached: Yes/No
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1.	RECOMMENDATION(S)		
1.1	That Council notes for information the Authority Monitoring Report for 1 st April 2012-31 st March 2013.		

2. PURPOSE OF REPORT

- 2.1 There is a statutory requirement placed on local planning authorities to prepare an Authority Monitoring Report (AMR). This document reports on the implementation of the Local Development Scheme (LDS), as well as the extent to which policies set out in the Core Strategy are being achieved, and is presented for members' information.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
 - **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
 - **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:
- The Report sets out where implementation of Core Strategy policies are not being achieved or are at risk of not being achieved
 - Where policies are not operating as anticipated, further investigation will be required. It may become necessary to identify remedial action where identified triggers are reached. A number of targets, especially relating to housing, are raising concerns that will require further consideration

5. BACKGROUND AND OPTIONS

- 5.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the minimum content of AMR's which includes progress on documents within the LDS; identification of any policies that are not being successfully implemented and progress on numerical policies (e.g. housing, employment). The Localism Act (2011) Section 113

amends the Planning and Compulsory Purchase Act 2011 Section 35 and requires that an AMR be produced at least annually.

- 5.2 The 2011-2012 AMR was taken to Council in July 2012. It is therefore over a year since the last Report was published. This is primarily due to the volume of work required to prepare the document, in particular ensuring that the available information on housing was complete and different sources of data reconciled. A more thorough site visit procedure has also been introduced to support this process.

Local Plan timetable

- 5.3 The Local Development Scheme (LDS) for the Borough published in February 2012 has been re-evaluated with a report taken to Management Team regarding the timetable for the “Lives and Landscapes” Site Allocations and Development Management DPD. The current timetable was for the document to be formally adopted by the Council in December 2014 which would have entailed having a complete Plan ready for submission by January next year. However, it is clear that this is not achievable given the level of responses received to the informal consultation process and the resources available. A complete review of the timetable has therefore been undertaken analysing all the technical work required as well as the need to ensure effective public involvement and reflect the political timetable. A revised timetable has been prepared that provides greater realism and flexibility. A new adoption date of January 2017 is now proposed though it may be feasible to combine the Site Allocations and Development Management Policy stages of consultation and therefore shorten the preparation stage.

- 5.4 No decision has yet been made on whether to progress with a Community Infrastructure Levy (CIL). As part of the preparation of the “Lives and Landscapes” document it will be necessary to commission a Viability Assessment of the whole Plan. This can only be done when it is clear what policies and allocations are going to be put forward including the likely impacts of any policies addressing developer contributions. It is anticipated that this work will be undertaken in Spring next year. The results of this work will be essential baseline data for identifying if there is likely to be enough value in development within Rossendale to justify progressing further with investigating CIL.

- 5.5 The timetable for Supplementary Planning Documents (SPD's) is not required to be addressed within the LDS. Progress on Rawtenstall SPD is awaiting the results of the on-going work being undertaken in relation to the recent successful Architectural Competition for the Valley Centre.

Housing Supply

- 5.6 Analysis of the implementation of Core Strategy policies forms the heart of the AMR, including demonstrating that housing development is being delivered, which relates to having a Five year land supply (+20%) of housing land available for development. If this cannot be clearly shown, there is a presumption in favour of housing development even where it is brought forward on greenfield land or not in locations favoured by the authority.
- 5.7 The Council has recently participated in three separate planning appeals concerning individual houses. In each case one of the main issues for discussion has been adequacy of the Five Year Land Supply. The result of these appeals has now been received. One Inspector decided that the issue of Housing Land Supply was not relevant to the case and did not specifically address the issue in her analysis. The other two Inspectors both agreed with the methodology put forward by the Council to calculate the figures and concluded that

the authority was currently able to demonstrate a Five Year Land Supply. These decisions strengthen the position of the Council in deciding planning applications for housing. The Housing Land Supply situation will be kept under review.

5.8 The work undertaken for the AMR shows that 135 new houses were built in Rossendale in 2012/13 of which 22 were affordable. While this is greater than the previous year's total of 119 it is less than the Core Strategy trajectory for the year of 170. Over the coming year (2013/14) the Core Strategy sets an increased trajectory target of 240 dwellings and this figure will need to be raised to 256 dwellings because of the lower than expected performance this year. This level of new housing will be challenging to deliver in the current economic climate. At present the Council can argue that it has a five year supply and is intending to fully review the housing position, including preparation of a Housing Implementation Strategy, a review of the Five Year Housing Land Supply (October 2012), and as part of the preparation of "Lives and Landscapes". However, the current situation may encourage some house-builders to propose housing in unsuitable locations on the basis of the current lower level of delivery.

5.9 *Other main headlines*

- 74% of new development was built on previously developed land which is greater than the target of 65%. The figures for Rawtenstall and Bacup were particularly good
- The distribution of new housing shows that the level of housing provision in the main settlements of Rawtenstall, Bacup, Haslingden and Whitworth is lower than the targets while the amount delivered in smaller settlements is significantly higher than targets
- New housing development has been at primarily low density and is significantly below the target figures
- There has been a slightly higher level of new employment floorspace creation than the previous year but the overall supply of employment land has declined, e.g. loss of employment land at Facit Mill, Whitworth to housing, and at Lee Mill in Bacup to retail.
- Delivery of a commuter rail link utilising the ELR appears unfeasible in the short to medium term
- The new ACROSS Training Centre for young people at Stubblelee Barn was opened and has been successful
- The Valley Centre was demolished and a popular new public square created
- There has been a decline in the amount of derelict land in the Borough

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

6.1 There are no specific financial matters arising from the report. However, there remains £268,000 in reserves and grants unapplied for the completion of The Local Development Scheme

7. MONITORING OFFICER

7.1 Comments included within the Report.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

8.1 The preparation of the AMR has involved close liaison within the Council; e.g. with the Regeneration Team with respect to housing as well as with external bodies in order to collect the relevant information.

8.2 A number of targets are based on a three year cumulative total. The three year cumulative

figures will not be available until the 2013/2014 report but it is emerging from the data collected so far that further investigation may be needed. Some targets might not be met and remedial action may be required. This is particularly so with respect to housing supply and distribution.

8.3 Options that will be considered to address this include preparation of a Policy paper on Housing Delivery setting out the Council’s approach to housing applications. It is likely this will be required if the current housing appeals concerning the 5 year housing land supply go against the authority. Another option that is being considered is to review some of the Core Strategy targets, such as those on development densities, as part of the preparation of the “Live and Landscapes” DPD.

9. CONCLUSION

9.1 The preparation of the AMR demonstrates the challenges of delivering Core Strategy policies in the current economic climate, especially with respect to housing supply. Until the current outstanding appeal decisions are received it advised that the AMR is not published. Decisions will over the most appropriate policy actions required will be taken over the coming months.

9.2 The revision of the Local Development Scheme has been necessary to reflect the current position of preparation of the “Lives and Landscapes” DPD both with respect to evidence gathering and staffing resources. It is considered the current timetable is robust.

Background Papers	
Document	Place of Inspection
<i>Authority Monitoring Report</i>	Business Centre, Futures Park