

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	19 MARCH 2014	AGENDA ITEM:	16
TITLE:	PLANNING ANNUAL MONITORING REPORT APRIL 2012 TO MARCH 2013		
LEAD COUNCILLOR:	COUNCILLOR PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT TRANSPORT AND PLANNING
SERVICE:	PLANNING	WARDS:	ALL
LEAD OFFICER:	KIARAN ROUGHAN	TEL:	0118 9374530
JOB TITLE:	PLANNING POLICY MANAGER	E-MAIL:	kiaran.roughan@reading.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 The Annual Monitoring Report (AMR) presents a digest of monitoring information collected by the Council to assess the progress of the Local Development Framework (LDF) and to monitor the outcome of LDF policies. Government has issued new regulations which require local authorities to put monitoring information on their websites when it becomes available on at least an annual basis, Reading Borough Council is in the process of moving over to this model of reporting.
- 1.2 A draft AMR was made available on the Council's website in December 2013. An amended final version has now been prepared and published on the Council's website at:
<http://www.reading.gov.uk/businesses/planning/planning-policy/research--monitoring-and-technical-reports/www-reading-gov-uk-amr/>

2. RECOMMENDED ACTION

- 2.1 That the committee notes the content of the Annual Monitoring Report 2012 - 2013.

3. POLICY CONTEXT

- 3.1. The Planning and Compulsory Purchase Act 2004, Section 35 has been amended the by Localism Act 2011. Section 113 and of the Town and

Country Planning (Local Planning) (England) Regulations 2012 No.767 removes the requirement for authorities to produce Annual Monitoring Reports (AMRs). Reading Borough Council is in the process of moving over the new model of reporting which requires that "A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available" (Regulation 34(7)) The regulations intend that the normal method of dissemination will be the Council's website and that the information should be updated on an annual basis or more frequently.

3.2. The purpose of the AMR is to assess:-

- the implementation of the Council's Local Development Scheme in producing the Council's Local Development Framework; and
- the extent to which policies in local development documents are being achieved.

To meet the regulations the AMR reviews actual progress in preparing the Local Development Framework (LDF¹) with the targets and milestones set out in the approved Local Development Scheme (LDS). It assesses whether the council has met, or is on target to meet, the Local Development Scheme (LDS) targets and milestones. Where it is necessary to update the LDS, the AMR should state the steps and the timetable needed for the revision. The report is also expected detail the results of the monitoring of policies. This monitoring should include a summary of the Council's development commitments monitoring and include specific information on matters such as the Council's 5 year housing land supply. This monitoring will also indicate whether policies need to be reviewed.

4. THE PROPOSAL

- 4.1 The committee is asked to note that reporting will be revised to comply with the current regulations. However, officers propose that the Council continues to produce a single annual monitoring report similar to the form and content of the 2013 report and that it continues to be published in the latter part of each calendar year. The scope of monitoring and the content of the AMR can continue to be reviewed over time.
- 4.2 The committee is asked to note the following key points from the 2012-13 AMR. This AMR covers the period April 2012 to March 2013.
- 4.3 The Sites & Detailed Policies Document was adopted in October 2012 completing the Borough's main LDF documents.
- Housing completions for the 2012/13 are below Core Strategy targets but show a significant improvement on the last two years. However

delivery over the plan period remains ahead of the target set out in the Adopted Core Strategy.

- Affordable housing completions have again increased. On average, since 2006, planning permissions have delivered 155 affordable units per year with an average of a further 44 provided from other sources (mainly through Homebuy). In addition, the Council received developer contributions for affordable housing provision of £720,000
- The Borough's five year land supply (2012/13-2016/17) stands at a projected supply of 7.82 years.
- The total gross internal floorspace of development for employment uses was negative save for the extremely large Tesco distribution warehouse. The loss of Class B1 Business space (mostly office) was 11,035m². There was also a net loss of B1 space from newly permitted sites as part of a net loss across all B class Business, General Industrial and Storage and Distribution floorspace. This is not believed to represent a long term trend only the short term balance of permissions during 2012/13.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 The availability of the data in the AMR will contribute to achieving the following strategic aims:

- The development of Reading as a Green City with a sustainable environment and economy at the heart of the Thames Valley;
- Establishing Reading as a learning City and a stimulating and rewarding place to live and visit;
- Promoting equality, social inclusion and a safe and healthy environment for all.

6. COMMUNITY ENGAGEMENT AND INFORMATION

There are no statutory requirements to consult on the AMR but best practice guidance advises that its availability should be widely disseminated and that views on its content and usefulness should be sought. A copy has been published on the Council's website.

7. EQUALITY ASSESSMENT

7.1 The Council has had regard to the general equality duty imposed by the Equality Act 2010 (S.149). This requires public authorities, in the exercise of their functions, to have due regard to the need to eliminate discrimination, harassment and victimisation etc.; to advance equality of opportunity between people who share a relevant protected characteristic and people who do not; and to foster good relations between people who share a relevant protected characteristic and those who do not.

8. LEGAL IMPLICATIONS

- 8.1 The Annual Monitoring Report is a discretionary method of disseminating the monitoring information that is required by the Regulations.

9 FINANCIAL IMPLICATIONS

- 9.1 There are manpower and financial resource implications in producing the AMR. However, these are accommodated within existing budgets.

Value for Money (VFM)

- 9.2 As there is no longer a requirement to submit an AMR to the Secretary of State, its content has been reduced to focus on the data still required by regulation. The duplication of data available elsewhere has been avoided. Production of the document, in line with legislation, national policy and best practice, therefore represents good value for money.

Risk Assessment

- 9.7 There are no direct financial risks associated with the report.

BACKGROUND PAPERS

- Planning and Compulsory Purchase Act 2004 (Section 35);
- Planning Act 2008;
- Localism Act 2011 (Section 113);
- The Town and Country Planning (Local Planning) (England) Regulations 2012 No.767;
- National Planning Policy Framework;
- Local Development Scheme 2011.