

## REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	5 APRIL 2016	AGENDA ITEM:	9
TITLE:	PLANNING ANNUAL MONITORING REPORT APRIL 2014 TO MARCH 2015		
LEAD COUNCILLOR:	COUNCILLOR PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT TRANSPORT AND PLANNING
SERVICE:	PLANNING	WARDS:	ALL
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### 1. EXECUTIVE SUMMARY

- 1.1 The Annual Monitoring Report (AMR) presents a digest of monitoring information collected by Council to assess the progress of planning policies and to monitor the outcome of LDF policies. The report was published on the Council's website in December 2015<sup>1</sup>.

### 2. RECOMMENDED ACTION

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

### 3. POLICY CONTEXT

- 3.1. Local planning authorities are required to publish data monitoring various elements of planning policy performance. Under previous regulations, this was required on an annual basis in an Annual Monitoring Report published in December each year. The requirement for an annual report has now been removed, and replaced by a requirement that data be published as soon as it becomes available, but the Council has continued to produce an Annual Monitoring Report in order to compile the relevant information into a single publication.
- 3.2. The Council is required to report on the following items in the Town and Country Planning (Local Planning) (England) Regulations 2012:

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<sup>1</sup> [http://www.reading.gov.uk/media/4419/Annual-Monitoring-Report-2015/pdf/Annual\\_Monitoring\\_Report\\_2014-15.pdf](http://www.reading.gov.uk/media/4419/Annual-Monitoring-Report-2015/pdf/Annual_Monitoring_Report_2014-15.pdf)

- Progress made on producing the development plan against the targets and milestones in the Council's Local Development Scheme;
- Amount of new housing delivered in relation to the target in the adopted development plan;
- Collection and spending of the Community Infrastructure Levy; and
- Actions taken under the Duty to Co-operate.

#### 4. THE PROPOSAL

4.1 The 2014-15 AMR covers the period from 1 April 2014 to 31 March 2015. Committee is asked to note the following key points:

- Alterations to the Council's affordable housing policies were adopted in January 2015, as was the Community Infrastructure Levy Charging Schedule. The timescales were in line with the Local Development Scheme.
- Progress on a new Local Plan was somewhat delayed in order to undertake work on the Berkshire Strategic Housing Market Assessment, which will heavily influence the plan.
- Housing completions for the year have recovered well from lower levels between 2010 and 2014, with a net gain of 635 new dwellings. Overall delivery against Core Strategy targets (2006-2026) remains ahead of target.
- The Borough's five year land supply (2016/17-2020/21) stands at a projected supply of 8.43 years when measured against Core Strategy targets, and 6.01 years when measured against the housing need from the Berkshire SHMA.
- There were 145 new affordable homes delivered. Although the level of delivery has been an improvement on last year's 109, it is still below recent years, with average provision from 2006 to 2013 being 199 units per annum.
- There was a significant net reduction in employment floorspace of just over 54,000 sq m. The vast majority of this was loss of central Reading office floorspace, either due to changes of use to residential, or to demolition in advance of new office developments (e.g. Aldwych House and Energis House).
- No Community Infrastructure Levy payments were received or spent in the monitoring year, as CIL was implemented on 1<sup>st</sup> April 2015.
- The main Duty to Co-operate activities undertaken related to joint work with other Berkshire authorities on the Berkshire SHMA and on evidence collection for minerals and waste planning.

## 5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The policies in the Local Plan monitored by the AMR, through setting out the way Reading will develop to 2026, will contribute to the following priorities in the Corporate Plan 2015-18:
- Safeguarding and protecting those that are most vulnerable;
  - Providing the best life through education, early help and healthy living;
  - Providing homes for those in most need;
  - Keeping the town clean, safe, green and active;
  - Providing infrastructure to support the economy;
  - Remaining financially sustainable to deliver these service priorities.

## 6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 There are no statutory requirements to consult on the AMR. 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 AMR is a discretionary method of disseminating monitoring information that is required by the Regulations. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 specifies some information that must be included in an authorities' monitoring report. All of the information specified by the Regulations is shown in the 2014-15 AMR.

## 9. FINANCIAL IMPLICATIONS

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

### Value for Money (VFM)

- 9.2 As the AMR is no longer a statutory requirement its content has been reduced to focus on the data still required by regulation and 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**

- Annual Monitoring Report 2014-15
- 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;
- National Planning Policy Framework;
- Local Development Scheme 2014.