

<b>Title of Report</b>	<b>AUTHORITY MONITORING REPORT 2018/19</b>	
<b>Presented by</b>	Councillor Robert Ashman Planning and Infrastructure Portfolio Holder	
<b>Background Papers</b>	<a href="#">Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 (regulation 34).</a>	<b>Public Report:</b> Yes
		<b>Key Decision:</b> No
<b>Financial Implications</b>	The cost of monitoring and preparing the Authority Monitoring Report is met from within existing budgets.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	The Council is required to publish an Authority Monitoring Report on an annual basis.	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	None identified	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	To outline for Members the key results from the Authority Monitoring Report 2018/19.	
<b>Recommendations</b>	<b>THAT THE LOCAL PLAN COMMITTEE NOTES THE CONTENT OF THE RECENTLY PUBLISHED AUTHORITY MONITORING REPORT 2018/19</b>	

## 1.0 BACKGROUND

- 1.1 Local planning authorities must publish information at least annually that:
- shows progress with local plan preparation,
  - reports any activity relating to the duty to cooperate,
  - any information collected which relates to indicators in the plan, and
  - any policies which are not being implemented.
- 1.2 This is done through an Authority Monitoring Report (AMR) – formerly known as an Annual Monitoring Report.
- 1.3 The content of AMRs is prescribed by the Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 ([regulation 34](#)).
- 1.4 In December 2019, the Council published its Authority Monitoring Report for 2018/19. The data in this report covers the period 1 April 2018 – 31 March 2019 to allow for year-by-year comparison over time. However if any significant changes/events have

taken place between April 2019 and December 2019 these have also been referenced in the report.

- 1.5 The 2018/19 AMR can be seen at Appendix A and at [www.nwleics.gov.uk/authority\\_monitoring\\_report](http://www.nwleics.gov.uk/authority_monitoring_report). The main issues covered by the 2018-19 AMR are summarised below:

## **2.0 HOUSING MONITORING**

- 2.1 There were 710 housing completions within the district in 2018/19. This is less than the 978 completed the year before (which was an all-time high), but above the average since 2011/12 of 594 and significantly more than that required by the adopted Local Plan (481 per annum). Over 500 of the completions in 2018/19 were in the Coalville urban area and the key service centres (Ashby de la Zouch and Castle Donington) - in line with the settlement hierarchy in the adopted Local Plan.
- 2.2 At 31 March 2019, there were 7,709 dwellings with permission in the district. Over 4,200 of these are in the Coalville urban area, with 1,850 in the key service centres. This suggests that the current locational pattern of completions is likely to continue in the future. Overall the number of permissions has declined (down from 8,965 dwellings in 2017), but bearing in mind the continued high build rate it has not decreased as much as might have been expected. This indicates that new permissions are coming forward and replacing some of those dwellings that have been built out and so maintaining a healthy pool of permissions for the future.
- 2.3 The percentage of dwellings built on previously developed land fell to 11%. This probably reflects the increasing importance in recent years attached by government policy to supporting new development and the Council's previous lack of a 5 Year Housing Land Supply.
- 2.4 In terms of housing mix, over half of the completed market dwellings in 2018/19 contained 4 or more bedrooms. Only 13% of completions were for dwellings or 1 or 2 bedrooms. For affordable dwellings, over 65% of completions contained 2 bedrooms.
- 2.5 At October 2019, there were 39 individuals on the Council's Self Build Register. There are 34 plots with permission (largely because of an appeal decision at Woodville). This means that we have fully met the demand up to October 2021, and partly met demand up to October 2022.

## **3.0 EMPLOYMENT MONITORING**

- 3.1 At April 2019, there was a residual requirement up to 2031 for nearly 19ha of B1, B2 and small scale B8 employment land. However it should be noted that since April 2019, the Council has granted permission for a further 5ha site for B2/small scale B8 uses at Bardon Road and has resolved to approve (subject to s106 agreement) another site of 11ha for B2/small scale B8 at Regs Way.
- 3.2 In terms of strategic B8 development (development over 9,000sqm in floorspace), the biggest change since the last AMR is the granting of planning permission (post-April 2019) for a 96ha site at Junction 11 of the A/M42 to be occupied by Jaguar Land Rover and DSV.

#### **4.0 RETAIL AND SERVICE CENTRE MONITORING**

- 4.1 The AMR outlines some of the key findings of the Retail and Leisure Capacity study that was completed in February 2019. These include a requirement of just over 8,000sqm additional comparison goods sales area and over 1,800sqm additional convenience goods sales area by 2036.
- 4.2 It also sets out the vacancy rates for the five largest centres in the district. Three of these show little change from 2017/18 (Coalville at 17.7%, Castle Donington at 7.1% and Measham at 2.8%). However, the other two have seen increases in vacancies – Ashby de la Zouch rising from 1% to 3.9% and Ibstock from 10.8% to 13.1%. The AMR compares this to a national vacancy rate for 'High Streets' of 11.7% at September 2019.

#### **5.0 DEVELOPER CONTRIBUTIONS MONITORING**

- 5.1 The monitoring of developer contributions is a new addition to the AMR this year. This is in anticipation of the requirement for local authorities to produce Infrastructure Funding Statements by December 2020, which has now been inserted into the Community Infrastructure Levy (CIL) Regulations. Infrastructure Funding Statements will be required to set out the infrastructure projects or types of infrastructure that an authority intends to fund, either wholly or partly, by planning obligations.
- 5.2 The AMR notes that in the period 2018/19 contributions were received totalling £4,155,208.38. The addition of interest means that the balance for the year is £4,168,143.31.

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	<ul style="list-style-type: none"> <li>- Supporting Coalville to be a more vibrant, family-friendly town</li> <li>- Support for businesses and helping people into local jobs</li> <li>- Developing a clean and green district</li> <li>- Local people live in high quality, affordable homes</li> <li>- Our communities are safe, healthy and connected</li> </ul>
Policy Considerations:	Adopted Local Plan
Safeguarding:	None
Equalities/Diversity:	None discernible
Customer Impact:	The AMR is available on the Council's website for customers to view.
Economic and Social Impact:	None
Environment and Climate Change:	None
Consultation/Community Engagement:	None
Risks:	None applicable – this report is to be noted only and no decision is required.
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