



Report for: Cabinet 13th January 2011

Subject: Gedling Borough Council Annual Monitoring Report (April 2009 – March 2010)

Author: Planning Policy Manager on behalf of Head of Strategy and Performance and Head of Planning and Environment

1. Purpose of the Report

To inform members of the Council's Annual Monitoring Report in accordance with the timetable for the Local Development Scheme.

2. Background

The Annual Monitoring Report forms part of the Local Development Framework and aims to assess the implementation of the Local Development Scheme and the preparation of Local Development Documents.

This Annual Monitoring Report covers the period 1 April 2009 – 31 March 2010 and sets out in detail how progress is being made on the elements of the Local Development Framework currently in production.

In addition, it provides details of how the Borough is performing against the Core Development Indicators as required by '*Local Development Framework Monitoring: A Good Practice Guide*' as updated by '*Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008*' (published by Department for Communities and Local Government).

The Annual Monitoring Report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.

The Annual Monitoring Report is required to assess the monitoring period (1 April to 31 March) and be submitted to the Government Office for the East Midlands by the end of December each year. This Annual Monitoring Report is based upon the period 1 April 2009 to 31 March 2010.

The timescale for bringing this document to the attention of members is set by a number of factors.

- § Firstly, because the Annual Monitoring Report covers activity during the year up to the end of March 2010 it can take time for some information (for example National House Building Council housing completions and other external data) to feed through to the Borough Council. Data sources are then analysed and interpreted by Council officers as well as others outside of the Council before they can be presented in the Report.
- § Secondly, the deadline for the submission of the Annual Monitoring Report to Government Office for the East Midlands is the end of December each year. It is inadvisable to submit the Report far in advance of this deadline as the publication of new guidance or good practice could require a reworking of the Report.

A copy of the Annual Monitoring Report is available on the website using the following link: <http://www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel/pe-lp-amr.htm> and is available on request to the Planning Policy section.

The Localism Bill, which was presented to Parliament for its first reading on 13 December 2010 (outside the monitoring period), has indicated changes to the Annual Monitoring Report process. This will have an impact upon the production of the Annual Monitoring Report. It has been proposed that there will no longer be a need to submit it to the Secretary of State but councils will still be required to prepare them. In addition, there appears to be the ability for the time period for Annual Monitoring Reports to be less than 12 months.

3. Progress

The key points are:-

Local Development Framework (pages 9 – 16 of Annual Monitoring Report)

- § Progress of Local Development Framework preparation is assessed against the revised version of the Local Development Scheme dated March 2010.
- § All Greater Nottingham local planning authorities have agreed to align their Core Strategies. The first stage, publishing and consulting on aligned Issues and Options (based on a single evidence base for matters of common concern) took place in June and July 2009, and a 'Option for Consultation' version of the aligned Core Strategy was published in February 2010 for a 8 week consultation period.
- § In July 2010 the Secretary of State for Local Government and Communities announced the abolition of Regional Spatial Strategies, although this decision was overturned by the Courts in November 2010. The Government has introduced legislation in the Localism Bill to allow

their lawful revocation. As a result, the Greater Nottingham Councils have decided to review housing provision levels to be included in the Aligned Core Strategies. Work has now commenced on the new evidence base, to begin with a review of the Government's 2008-based Household projections, which were published in November 2010. A new timetable for publication of the Aligned Core Strategies has yet to be agreed, but it is expected the next round of public engagement will take place in the summer of 2011, and be focused on the revised housing provision levels. This will be followed by publication draft of the Aligned Core Strategies later in the year.

Core and Local Output Indicators (pages 22 – 42 of Annual Monitoring Report)

Business Development and Town Centres

- § 2966 sqm of new employment floorspace (gross) constructed during the monitoring period, of which 100 per cent was on previously developed land (brownfield land).
- § No employment loss to other uses.
- § Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the then Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 33.1 hectares.

Housing

- § The net dwelling completions figure is 274. There has been a drop in dwelling completions since 2007/08 due to the effects of the economic recession. The recession means that housing delivery has slowed or stopped on a number of sites. It should be noted that dwelling completions has significantly increased in 2009/10.
- § The most common completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats.
- § 82 per cent of new build dwellings constructed on previously developed land (brownfield land) exceeding the government target of 60 per cent. It should be noted that this data uses the old definition of previously developed land in the 2nd edition of Planning Policy Statement 3: Housing (January 2010) which identified private residential gardens as brownfield. In June 2010, the Government amended Planning Policy Statement 3: Housing in part to exclude private residential gardens from the definition of previously developed land. Future Annual Monitoring Reports will use the revised definition of previously developed land and it is anticipated that the current rate of brownfield development will decrease because there is a number of live planning permissions relating to garden development sites. In addition, the Replacement Local Plan (2005) allocates 13 out of 15 sites for residential development on greenfield land, four of which are currently under construction. As such, a higher proportion of allocated dwellings completed are on greenfield land.
- § The number of new affordable dwellings has decreased from 21 per cent in 2008/09 to 18 per cent in 2009/10.

Environmental Quality

- § Gedling Borough gained a net total of 16.87 ha of land designated as Site of Importance for Nature Conservation (SINCs), increasing the total SINC area from 1,335.50 in 2009 to 1,352.37 ha in 2010.
- § Arnot Hill Park was awarded a Green Flag for the fourth time in 2010.

Five Year Housing Land Supply Report (pages 68 – 77 of Annual Monitoring Report)

The Five Year Housing Land Supply Assessment report is attached as Appendix 4 to the Annual Monitoring Report.

The Council has an identifiable five year housing land supply, as required by Planning Policy Statement 3: Housing. The supply of deliverable housing land for the five year period (2011-2016) will provide 2,540 dwellings compared against the requirement of 2,145 dwellings.

4. Conclusion

Satisfactory progress is generally being made in the areas covered by the Annual Monitoring Report.

5. Recommendation

Members are **recommended** to: -

- § Note the key points from the Annual Monitoring Report (April 2009 – March 2010).