

Planning Policy - Monitoring Report 2018-19

Summary: This report provides an overview of the main development trends in the District in the period 2018-2019 and measures performance against adopted Core Strategy policy and corporate objectives.

Recommendations: For Information only.

Cabinet Member(s)	Ward(s) affected ALL

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1. Introduction

- 1.1 The Council is required to prepare and publish a Monitoring Report to monitor the performance of existing policies. The report has two key purposes (as stated in the Planning and Compulsory Purchase Act 2004):
 - a. To report on the progress made in preparing Development Plan documents as measured against the Council's published timetable in the Local Development Scheme.
 - b. To report on key indicators in relation to the rates and types of development so that trends can be monitored and the effectiveness of policies reviewed.
- 1.2 The full report will; be published shortly and will be available on the Council's website. The information contained within the report covers past trends and covers the period 1st April 2018 - 31st March 2019. All information relating to housing and employment permissions and completions is monitored by the policy team and is verified through site visits or records held by departments within the Council.
- 1.3 The Monitoring Report uses the strategic themes set out within the adopted Core Strategy and Development Control Policies DPD to report on the performance of policies. This includes strategic themes such as housing and employment.
- 1.4 A framework of relevant indicators is also now being developed in order to monitor the emerging the new Local Plan. Monitoring will then be undertaken, covering the new policies to determine whether they have met the intended purpose. For the last few monitoring periods only the core indicators have been monitored which have been focussed around the growth objectives including:
 - Increase the number of new homes built (granted planning permission and built)
 - Increase the number of affordable homes (granted PP and Built)
 - Increase the number of new businesses and support the existing
 - Promote premier visitor destination

- 1.5 In most cases, indicators are presented at a district wide level where available, figures for parishes/wards are included. Each report includes past performance to allow for comparison. Sometimes this is not possible, as the collection of data has ceased for reasons: that the information is no longer useful or that the value of collecting it has diminished.
- 1.6 A brief summary of the headline information included within the Monitoring Report is reproduced in the following paragraphs

2 HEADLINE RESULTS

- 2.1 The number of dwelling completions during the last year 2018/19 was 534, the second highest number of completions over the last few years. This was significantly higher than the target of 479 dwellings per year that will be required to achieve overall target of 9,580¹. With over 40% coming from allocated sites. There are a number of site allocations and larger sites with planning permission which are likely to come forward throughout the rest of the plan period, this means that the deliverable land supply is above the NPPF requirement at **5.73** years. However, the high completion rate during past two year is not expected to be achieved for 2019/20, but this could be achieved in following years as permissions granted over the last 3 years, comes to fruition
- 2.2 The number of planning permissions granted, for additional dwellings has declined over the past two years to its lowest number of, 484 in 2018/19. This is the first time, since 2009/10, that the number of completions have been greater than permissions granted for dwellings. The number of dwelling with permissions is diminishing, and we need to be mindful of the current status, and the implications this will have on the future housing supply. The full breakdown between types can be seen in table 2.6a of the AMR.
- 2.3 Reported house prices have increased across all types of housing in the district with an average of 5% from 2017 to 2018 (£218,942 to £229,965).
- 2.4 For the first time the AMR includes some of the breakdown around the different types, sizes and number of bedrooms that have been completed on the larger sites. This information helps inform us about developer preferences and helps guide future policy formation around the size and type of homes.
- 2.5 The overall population growth figures identify an increase from 2016 to 2036 of 8,500 people, ONS 2016, however the over 65's are projected to increase by 11,500 in the same period, meaning that the overall numbers of those aged 0-64 are projected to fall by 3,000. Significantly the largest increase is in those aged between 85- 89 and 90+.

¹ Total dwellings expected in plan period 2001- 2021 based on 479dpa

Summary

- 2.4 There are approximately 233.04 ha of designated employment land in the District². At 31 March 2018 there are 43.76ha of Employment Land with planning permission and under construction or completion, status not yet determined.

Table A – Summary of key indicators

Indicator	2017/2018	2018/2019
Total Dwellings Granted Planning Permission (includes affordable units)	572	484
Affordable units Completed	90	120
Total dwellings Completed	546	534
Years deliverable land supply	5.02	5.73
% development on previously developed land	20%	15%
Hectares of employment land designated	233.04 ha	233.04 ha

- 2.5 The AMR will be published and available on the NNDC web site shortly

² Approx. 192 ha developed + 42ha undeveloped, May 2019