

Planning Policy - Monitoring Report 2019-20

Summary: This report provides an overview of the main development trends in the District in the period 2019-2020 and measures performance against adopted Core Strategy policy and corporate objectives.

Recommendations: **For Information only.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards

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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 2019 - 31st March 2020. 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 new Local Plan. Once adopted future AMRs will monitor the indicators and effectiveness of 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 various reasons such as, that the information is no longer available or seen as relevant 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 2019/20 was 419, the lowest figure since 2014/15 and the trend is set to continue for 2020/21. This was lower than the target of 479 dwellings per year that will be required to achieve overall target of 9,580. It is projected that recovery to higher numbers will follow the adoption of the New Local Plan, this means that the deliverable land supply is just above the NPPF requirement at **5.16** years. Existing permissions, suggest that for the period 2021/22 could see a recovery to over 500 dwellings delivered.
- 2.2 The number of planning permissions granted, for additional dwellings have declined over the past three years to its lowest number of, 301 in 2019/20. The last two years has seen the number of completions greater that the permissions for additional dwellings. The number of dwellings with permissions is diminishing, and we need to be mindful of the current status, and the implications this will have on future housing supply.
- 2.3 House prices have increased, on average, across all types of housing, except for Flats/ Maisonettes in the district with an average of 1% from 2019 to 2020 (£229,965 to £231,932).
- 2.4 The overall population growth figures identify an increase from 2016 to 2036 of 9,546 people, ONS 2018, however the over 65's are projected to increase by 11,087 by 2036, meaning that the overall numbers of those aged 0- 64 are projected to fall by 1,430.

Summary

Table A – Summary of key indicators

Indicator	2017/2018	2018/2019	2019/20
Total Dwellings Granted Planning Permission (includes affordable units)	572	484	301
Affordable units Completed	90	120	51
Total dwellings Completed	546	534	419
Years deliverable land supply	5.02	5.73	5.16
% development on previously developed land	20%	15%	15%

- 2.5 The AMR will be published and made available on the NNDC web site shortly, it contains considerably more information, and only a summary has been provided here.

3 Recommendations

3.1 The report is for information only

4 Legal Implications and Risks

4.1 It remains a requirement of the Planning and Compulsory Purchase Act 2004 to publish the annual Monitoring Report

5 Financial Implications and Risks

5.1 The production of the AMR is through existing budgets.