

<b>Subject:</b>	Approval of Authority Monitoring Report for 2011/2012.	<b>Status:</b>	For Publication
<b>Report to:</b>	Council	<b>Date:</b>	11th July 2012
<b>Report of:</b>	<b>Planning Manager</b>	<b>Portfolio Holder:</b>	<b>Regeneration</b>
<b>Key Decision:</b>	<input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
<b>Community Impact Assessment:</b>	Required: No	Attached:	No
<b>Biodiversity Impact Assessment</b>	Required: No	Attached:	N/A
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<b>1.</b>	<b>RECOMMENDATION(S)</b>
1.1	That Council notes for information and approves the Authority Monitoring Report for 1 <sup>st</sup> April 2011-31 <sup>st</sup> March 2012.

## 2. PURPOSE OF REPORT

- 2.1 There is a statutory requirement placed on local planning authorities to prepare an Authority Monitoring Report (AMR). This document reports on the implementation of the Local Development Scheme (LDS), as well as the extent to which policies set out in the Core Strategy are being achieved and is presented for members' information.

## 3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **A clean and green Rossendale** – creating a better environment for all.
  - **A healthy and successful Rossendale** – supporting vibrant communities and a strong economy.
  - **Responsive and value for money local services** – responding to and meeting the different needs of customers and improving the cost effectiveness of services.

## 4. RISK ASSESSMENT IMPLICATIONS

- 4.1 It is a legal requirement that Local Planning Authorities produce an Authority Monitoring Report (AMR) on at least a yearly basis and make this public. Not to do so would contravene the relevant legislation.
- 4.2 The Core Strategy (Local Plan Part 1) includes targets for every policy. These enable implementation and progress in delivery to be assessed. It also provides certainty to users of the Plan. This is particularly important for topic areas such as housing as the Council needs to be able to demonstrate that it is delivering new dwellings in line with the agreed trajectory. A failure to do so would risk successful challenges at planning appeals.
- 4.3 The AMR enables the authority to identify if the implementation of any policies is at risk and to allocate the necessary resources, where appropriate, to remedy this.
- 4.4 The AMR will also identify performance in delivering other key Local Development Documents such as "Lives and Landscapes", Local Plan Part 2. There is a risk that the

milestones set out in the Local Development Scheme will not be achieved, possibly as a result of other work priorities, a reduction in staff / financial resources, or because of changing Government Regulations / guidance. It is not possible to anticipate such changes, and a revised LDS will need to be prepared should this happen

## 5. BACKGROUND AND OPTIONS

- 5.1 For many years Local Planning Authorities have been obliged to produce an Annual Monitoring Report, setting out progress on their Local Development Scheme (LDS). This had to be submitted to the Secretary of State on or before 31<sup>st</sup> December every year. The Localism Act (2011) Section 113 amends the Planning and Compulsory Purchase Act 2011 Section 35 and no longer specifies a date nor requires submission to the Secretary of State. It also changes the name of the document to the “Authority” Monitoring Report rather than “Annual” Monitoring report. In the spirit of localism, the Act allows the local authority to decide when to produce the document but this must be not less than yearly. The information must be made publically available, including on the Council’s website.
- 5.2 The Localism Act gives Local Planning Authorities discretion on what they have to report on. There is no longer a requirement to report on national targets. The Town and Country Planning (Local Planning) (England) Regulations 2012 however set out the minimum content of AMR’s which includes progress on documents within the LDS; identification of any policies that are not being successfully implemented and reporting on progress on numerical policies (e.g. housing, employment).
- 5.3 The 2010/11 Annual Monitoring Report was published in December 2011. With the freedom provided by the new Act it has been decided to change the timetabling of the AMR to a new cycle of July each year. Thus, while there will have been two Reports produced in the last 7 months in future the production of AMR’s will revert to an annual programme. The July cycle was selected because it is the earliest date that annual housing figures can be calculated following the end of the financial year. While this and much of the data in the AMR is new as this is a transitional year there are some targets for which new data is not available.
- 5.4 The AMR has been structured to make it as attractive and easy to read as possible. The main focus of the Monitoring Report is on progress on targets in the Core Strategy. Among the main headlines are:
- **Housing** – 119 new houses were constructed in the monitoring period. This was greater than the Core Strategy trajectory of 100. Over the coming year there is a more challenging target of 170 dwellings but indications are that this is achievable.  
  
62% of new housing was constructed on previously developed land, slightly less than target. The majority of new development was in Bacup, Whitworth and the smaller settlements. 40% of new housing was 2 bedroom stock with 3 and 4 bedroom properties making up a further 50%. The target of 25 affordable dwellings was exceeded.
  - **Employment** – There has been a very low level of employment development with 110m2 approved, the majority being retail development.
  - **Town and Local Centres**- The major landmark was granting approval for and commencement of demolition of the Valley Centre in Rawtenstall to create a temporary open space.

5.5 The highlight in the implementation of the *Local Development Scheme (LDS)* was the adoption of the Core Strategy (Local Plan Part 1) which was adopted in November 2011. This was four months behind schedule which was due to having to undertake additional consultation on the Governments' draft National Planning Policy Framework (NPPF). Production of Local Plan Part 2 *Lives and Landscape Document* has involved consideration of the existing Urban Boundary and Green Belt within the Borough, including consulting on criteria for amendment in March 2012. There will be three stages which will involve on-going consultation with stakeholders, including the established forums, general public, businesses, developers, land-owners, neighbouring authorities, statutory agencies etc. The comments received during all three stages will inform the Pre-Submission Publication version, which will be subject to a six week statutory consultation. This is not programmed to occur until the end of 2013.

5.6 While now not formally part of the LDS, Supplementary Planning Documents (SPD's) have an important complementary role in planning policy. Public consultation on a draft SPD for Rawtenstall Town Centre was undertaken in February/March 2012. This built on work previously produced for the Council by BDP Consultants. The Shopfront Design Guidance SPD was subject to consultation in November and December 2012 with adoption outside the Monitoring period in May 2012.

**COMMENTS FROM STATUTORY OFFICERS:**

**6. SECTION 151 OFFICER**

6.1 Any funding implications arising will be met from existing resources.

**7. MONITORING OFFICER**

7.1 Comments included in the body of the report.

**8. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)**

8.1 No Human Resource implications.

**9. CONSULTATION CARRIED OUT**

9.1 No specific consultation has been undertaken on this report as it reports back on documents that have already been through extensive public involvement. A number of external bodies such as Lancashire County Council and Accrington and Rossendale College have provided specific information.

**10. CONCLUSION**

10.1 The Government is committed to retaining a planning system led by up-to-date and relevant planning policies. The Authority Monitoring Report provides up to date information on the implementation of the Local Plan and progress on the Local Development Scheme (LDS). There has been encouraging progress in a number of areas but the current economic crisis continues to be a challenge to implementation.

**Background Papers**

Document	Place of Inspection
Adopted Rossendale Core Strategy DPD (November 2011)	One Stop Shop, Rawtenstall
Authority Monitoring Report 2011/12	<a href="http://www.rossendale.gov.uk">www.rossendale.gov.uk</a>