



To: Executive Councillor for Planning and Climate Change

Report by: Head of Planning Services

Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 06/12/2012

Wards affected: All Wards

ANNUAL MONITORING REPORT 2012

1. Executive summary

- 1.1 Monitoring is an important part of the planning process, providing feedback on the performance of policies in terms of their use and implementation. The Council is required to produce an Annual Monitoring Report (AMR) on at least an annual basis.
- 1.2 The draft AMR is attached as Appendix A for agreement.

2. Recommendations

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub Committee for prior consideration and comment before a decision by the Executive Councillor for Planning and Climate Change.
- 2.1 The Executive Councillor is recommended:
- a) To endorse the AMR (Appendix A);
 - b) To agree that if any amendments are necessary, these should be agreed by the Executive Councillor in consultation with Chair and Spokes of Development Plan Scrutiny Sub Committee.

3. Background

- 3.1 The 2004 Planning and Compulsory Purchase Act put monitoring and information gathering at the centre of policy making and its review. Establishing an evidence base and monitoring strategy as part of the tests of soundness are key in producing quality planning policies.

3.2 Guidance issued by the Department for Communities and Local Government (CLG) - in March 2005 and updated in October 2005 and July 2008 - was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011. This means that there is no longer a requirement to produce a set of Core Indicators as in previous years' AMRs. There is merit in continuing to monitor these Local Indicators, therefore they can be found in Appendix B of this year's AMR.

3.3 The Localism Act 2011 removed the requirement to send an AMR to the Secretary of State. However, there is still a requirement to produce this report (at least annually). In the interests of transparency, it will be published on the Council's website.

3.4 The AMR should therefore:

- Cover the period from 1st April of the previous year to 31st March of the submission year;
- Contain a review of progress for each of the documents in the Council's Local Development Scheme;
- Identify any policies from Development Plan Documents or any previous Local Plan policies that are still in place but are not being implemented. As a part of this work, investigation will be carried out to establish why policies are not being implemented, and what steps will be taken to either secure implementation of the policy or replace it;
- Produce a housing trajectory including net annual completions for the relevant AMR period and the net annual completions since the adoption of a housing requirement policy;
- Provide information on Local Development Orders adopted by the authority, reasons for their creation or reasons for the revocation of such orders.
- Be made available on the Council's website.

3.5 This AMR is split into the following chapters:

- Introduction
- Cambridge Today
- Designing Cambridge
- Conserving Cambridge
- Living in Cambridge
- Enjoying Cambridge
- Working and Studying in Cambridge
- Connecting and Servicing Cambridge
- Areas of Major Change

- Implementation
- Local Development Scheme
- Development Monitoring Framework

Key Considerations

Housing Trajectory

- 3.6 As with last year's AMR, officers have strengthened the housing trajectory in terms of developing a more robust approach to projecting housing completions; considering existing permissions; and estimating when Local Plan allocations might come forward. It also includes details concerning the availability, suitability and achievability of housing developments. Further information regarding Housing and the Housing Trajectory can be found in Chapter 5 of the AMR.
- 3.7 The trajectory has been prepared in consultation with developers/ agents/ owners of sites and where possible suggested figures have been used to set out the most likely phasing of development. In the current economic climate some developers have been reluctant to speculate. Assumptions have therefore had to be made in consultation with case officers where appropriate. Small sites under construction have been assumed to complete in the monitoring year. For allocations with no immediate prospect of an application it has been assumed that there will be no completions within the next 5 years.
- 3.8 In advance of the adoption of a new Local Plan, the housing target from the draft Regional Spatial Strategy 2010 is used to measure progress against (see Chapter 5 of the AMR for more detail). If 14,000 dwellings are to be provided between April 2011 and the end of March 2031, the annualised projected requirement would be 700 dwellings per annum. Taking into account actual and projected completions for years 2011/12-2012/13, this leaves 12,978 to be developed over 18 years, or 721 dwellings per annum. Therefore over the next 5 years 2013/14 to 2017/18 3,605 will be required. Projected completions over the next 5 years are 7,418. On this basis, the Council currently has 206% of its 5-year supply. Currently, the National Planning Policy Framework (paragraph 47) requires Local Planning Authorities to:

'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice

and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.'

Given this, the Council currently has an excess of 200% of the required supply target. This equates to 10.3 years supply when measured against the five-year supply target of 721 dwellings per year (accounting for past completions).

- 3.9 Further information regarding the Council's progress towards housing targets can be found in Chapter 5 and Appendices D and E of the Annual Monitoring Report.

Progress on Planning Policy Documents

- 3.10 Work on the review of the Cambridge Local Plan has been ongoing over the past year and good progress has been made. This has included Issues and Options consultation in June and July 2012. The timetable for the review of the Local Plan is set out below in Figure 3.1.

Figure 3.1: Local Development Scheme Timetable

| Stage | Timescales |
|---|--|
| Preparation and completion of Evidence Base | Spring 2011 – June 2012 |
| Issues and Options Consultation | 15 th June – 27 th July 2012 |
| Issues and Options 2 Consultation (Parts 1 and 2: Site Options) | 7 th January – 18 th February 2013 |
| Draft Submission Plan Consultation | Summer 2013 |
| Submission | Winter 2013 |
| Examination | Winter 2013/2014 |
| Adoption | 2014 |

- 3.11 The next stage is the Issues and Options 2 consultation which will run from 7th January to 18th February 2013. This is split into two parts. Part 1 of this second stage of Issues and Options consultation is a joint consultation (with South Cambridgeshire District Council) on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also includes options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It builds on the

Issues and Options consultations that took place in Summer 2012 and provides background information on the housing and employment needs of the area as a whole, as well as outlining what that means for the future development strategy. In Part 2, the City Council will be consulting on site options for the urban area of Cambridge, including a range of uses for possible site allocations, as well as picking up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document will also include designations of land for a range of purposes, e.g. Protected Open Space.

- 3.12 In terms of progress with the developments on the urban extensions, the previous 12 months has seen considerable progress on the planning phase of the Southern Fringe and North West Cambridge sites, with a number of reserved matters applications being approved for Clay Farm and Trumpington Meadows and outline permission being granted (subject to signing of a section 106 agreement) for North West Cambridge. Further information can be found in Chapter 9 of the AMR. Work is progressing on the Station Area development with a number of reserved matters applications approved and development underway.

Government Changes

- 3.13 The Localism Act received royal assent on 15th November 2011. It sets out a series of proposals to shift power away from central Government and towards local people. In terms of the planning system, the Act contains proposals to make the system clearer, more democratic, and more effective.
- 3.14 In March 2012, the Government published the National Planning Policy Framework to streamline the national planning policies set out in a range of planning policy guidance notes, planning policy statements and a number of related circulars into one single consolidated document. The aim is to provide a clearer, simpler, more coherent framework that is easier to understand and put into practice.
- 3.15 Whilst the review of the Local Plan is well underway, the Cambridge Local Plan 2006, two Area Action Plans and six Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the National Planning Policy Framework. The results of this analysis show that there is significant overall compliance with the National Planning Policy Framework.

- 3.16 The Localism Act and the National Planning Policy Framework have also introduced a requirement for Councils to work together on planning issues that cross administrative boundaries. This requirement is known as the 'Duty to Cooperate' and also involves a number of other public bodies such as Local Enterprise Partnerships, Highways Agency, Environment Agency, English Heritage, Natural England and Primary Care Trusts. The duty requires Councils to engage constructively, actively and on an ongoing basis on 'strategic matters' regarding sustainable development or use of land that has or would have a significant impact on at least two planning areas.
- 3.17 The Council has a long history of joint working with South Cambridgeshire District Council on a variety of planning matters over many years reflecting the close functional relationship between the tightly drawn city boundary and its rural surroundings.
- 3.18 The Councils have decided to prepare separate Local Plans for Cambridge and South Cambridgeshire, but are fully aware of the need to work effectively together and that they will need to demonstrate how they have cooperated effectively, both with each other and other key public bodies including the County Council, on the preparation of their respective new Local Plans.
- 3.19 The Councils have been working together throughout the preparation of the Issues and Options consultations on the Cambridge Local Plan and the South Cambridgeshire Local Plan, and also the parallel consultation on issues for a new Transport Strategy for Cambridge and South Cambridgeshire. The Councils took the same approach to joint issues in the recent Issues and Options consultation. Each of the Issues and Options consultation documents took a common approach to the Green Belt on the edge of Cambridge, the future planning of Cambridge East and Northern Fringe East and sub-regional sporting, cultural and community facilities. Each document also highlighted the corresponding consultation by the other Council.

Next Steps

- 3.20 The AMR will be published on the Council's website.

4. Implications

Financial/Procurement Implications

- 4.1 There are no direct financial or procurement implications arising from this report, although the Government will take account of housing

completions in the calculation of any New Homes Bonus monies the Council receives.

Staffing Implications

4.2 There are no direct staffing implications arising from this report.

Equal Opportunities Implications

4.3 There are no direct equal opportunities implications arising from this report.

Environmental Implications

4.4 The climate change rating of the recommendation to endorse the submission of the AMR is NIL, as the AMR is a monitoring document.

Community Safety Implications

4.5 There are no direct community safety implications arising from this report.

5. Background papers

5.1 The following background papers were used in the preparation of this report:

- Cambridge Local Plan 2006
- National Planning Policy Framework, March 2012

6. Appendices

6.1 Appendix A – Draft Annual Monitoring Report 2012

7. Inspection of papers

7.1 To inspect the background papers or if you have a query on the report, please contact:

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| Author's Name: | Frances Schulz |
| Author's Phone Number: | 01223 457175 |
| Author's Email: | frances.schulz@cambridge.gov.uk |