



To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 17/12/2013
Wards affected: All Wards

ANNUAL MONITORING REPORT 2013

Key Decision

No

1. Background

- 1.1 Monitoring is an important part of the planning process, providing feedback on the performance of development plan policies in terms of their use and implementation. The Council is required to produce an Annual Monitoring Report (AMR) on at least a yearly 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 agree the content of 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. Annual Monitoring Report

- 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 implementation is key to developing quality planning policies.

3.2 The Localism Act 2011 removed the formal requirement to lodge a copy of the AMR with the Secretary of State. However, there is still a requirement to produce this report (at least annually). It will be published on the Council's website once the final form is agreed.

3.3 To be a robust and useful document and approach the AMR should:

- cover a period which is no longer than 12 months and for a period which begins with the end of the period covered by the previous report;
- contain a review of progress for each of the documents in the council's Local Development Scheme (LDS – the project plan for plan and programme making in each council);
- identify any policies from Development Plan Documents (DPDs) or any previous local plan policies that are still in place but are not being implemented;
- 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;
- include information on Local Development Orders adopted by the authority, reasons for their creation or reasons for the revocation of such orders;
- make the AMR available on the council's website as soon as possible following completion.

3.4 This AMR is split into the following chapters, which follow the structure of the 2006 Local Plan:

- 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

- 3.5 The previous AMR assessed the housing trajectory against a revised Regional Spatial Strategy (RSS) housing target. The RSS has now been revoked so the Local Plan 2014: Proposed Submission has now assessed the housing requirement for Cambridge and identified housing need of 14,000 dwellings.
- 3.6 This housing trajectory has assessed housing completions and projections using:
- existing site allocations from the 2006 Local Plan;
 - sites of 10 or more dwellings with planning permission
 - allocations identified in the Local Plan 2014: Proposed Submission.
- 3.7 Preparation of the housing trajectory is not an exact science and relies upon data from developers and house builders predicted build rates. This data is vulnerable to changed circumstances affecting the development industries.
- 3.8 The trajectory has been based on consultation with developers/ agents/ owners of sites in Cambridge and where possible their suggested figures have been used to set out the most likely phasing of development. For allocations with no immediate prospect of an application it has been assumed that there will be no completions within the next 5 years.
- 3.9 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 past completions of 331 in 2011/12, 482 in 2012/13 and a predicted completion of 1,208 dwellings in 2013/14 (totalling 2,021 dwellings), this would mean that there would be a remaining balance of 11,979 dwellings required to be built over 17 years, or 705 dwellings (704.6471 rounded up) per annum. This means that over the next five years (2014/15 to 2018/19), 3,523 dwellings (323.235) will be required. Projected completions over the next 5 years are 5,705. On this basis the council currently has an expected supply against requirements, of 162%. 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% 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% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”

3.10 The council considers that its record of delivery of housing has been consistent, with no under delivery for circumstances within the council’s control. This trajectory does not plan for the 20% required where under delivery has been demonstrated.

3.11 Given this, the council currently has an excess of the required supply target, this equates to 8.09 years supply when measured against the five-year supply target of 705 dwellings per year. This is illustrated in Figure 4 of the AMR (Page 20 of the AMR).

Figure 4: Five Year Land Supply Summary Table

	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Housing Trajectory – predicted completions	860	1,097	1,589	1,224	935	5,705
Local Plan 2014: Proposed Submission annual housing target (April 2011 to March 2031 taking into account past and predicted completions from 2011/12-2013/14)	705	705	705	705	705	3,523
Under/Over Supply in relation to Local Plan 2014	+155	+392	+884	+520	+230	+2,182
Total Under/Over Supply in relation to Local Plan 2014: Proposed Submission target (2013/14-2017/18)	+ 2,182 (which equates to 162% of the five-year land supply target or 8.09 years of housing supply)					

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

Progress on Planning Policy Documents

3.13 Work on the review of the Cambridge Local Plan has been ongoing over the past year and good progress has been made. The timetable for the review of the Local Plan is set out below in Figure 12 of the AMR (Page 51 of the AMR).

Figure 12: Local Development Scheme Timetable

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 June 2012 – 27 July 2012
Sites Options Consultation	7 January – 18 February 2013
Draft Submission Plan Consultation	19 July – 30 September 2013
Submission	Spring 2014
Examination	Summer 2014
Adoption	Winter/Spring 2014/15

4. Conclusions and Next Steps

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

5. Implications

(a) Financial Implications

5.1 There are no direct financial implications arising from this report.

(b) Staffing Implications

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

(c) Equal Opportunities Implications

5.3 There are no direct equal opportunities implications arising from this report, community engagement is a key part of the planning function already.

(d) Environmental Implications

5.4 There are no direct environmental implications arising from this report.

(e) Consultation

5.5 It is not a legal requirement to consult on this document.

(f) Community Safety

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

6. Background papers

These background papers were used in the preparation of this report:

- Cambridge Local Plan 2006, which can be accessed at: <https://www.cambridge.gov.uk/local-plan-2006>
- Cambridge Local Plan 2014: Proposed Submission, which can be viewed at: <https://www.cambridge.gov.uk/draft-local-plan-2014>

7. Appendices

- Appendix A: Annual Monitoring Report

8. Inspection of papers

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

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